



# Workshop Four - Garages, Driveways, and Building Components

Article 3

05.19.20 - ZAP Committee



# Presentation Tonight

- **Part I: Review revised Garage Design Standards and Driveway Access**
  - Goals
  - Outcomes (case studies)
  - Looking Ahead/Discussion
- **Part II: Deep dive into Building Components**
  - Goals
  - Comparison to De Minimus
  - Issues/Solutions to Current Draft
  - Discussion



# Part I: Garage Design Standards & Driveway Access

# Background & Context

- **Deferred Garage Ordinance (July 2020) has:**
  - **No clear goals**
  - **Too many restrictions**
  - **Broad exemptions**

# Background & Context

- **Garage Design Standards (sec. 3.4.2) from the Oct. 2018 draft Zoning Ordinance is incomplete**

# Goals (sec. 3.4.2.A)

- **To prevent garages from obscuring the main entrance from the street and ensure that there is a physical and visual connection between the living area of residential buildings and the street**





# Goals (sec. 3.4.2.A)

- **Ensure that the location and amount of living areas of residential buildings, as seen from the street, are more prominent than structured parking or garages**



# Goals (sec. 3.4.2.A)



- **Ensure that the main entrance for pedestrians, rather than motor vehicles, is the prominent entrance**



# Goals (sec. 3.4.2.A)



- **Provide for a more pleasant pedestrian environment by preventing garages from dominating the views of the neighborhood from the sidewalk**

# Goals (sec. 3.4.2.A)

- **Enhance public safety by preventing garages from blocking views of the street from inside the residence**



# Case Studies: Garage Standards and Driveway Access



1603 Commonwealth Ave

Single-Family Front-Facing Garage

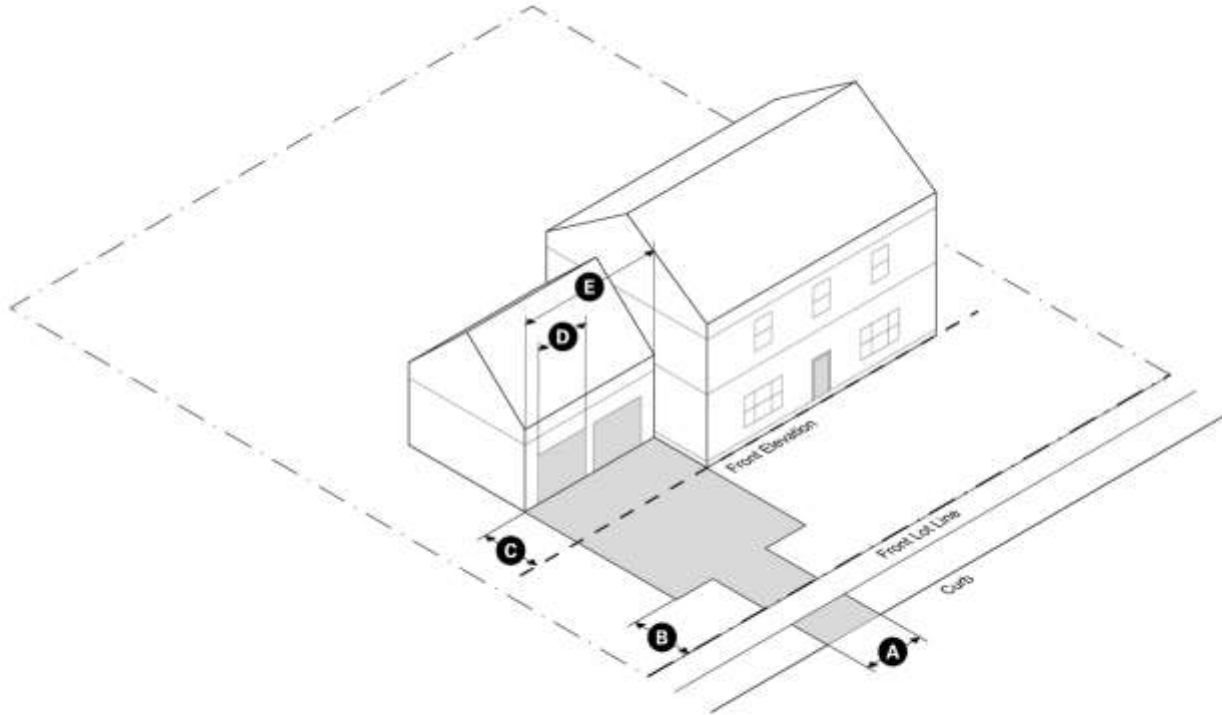
Current Zoning: SR1 Existing

Proposed Zoning: R1 Single-Family House



# Garage Standards Proposals

## Front Facing Garage (sec. 3.4.2.D.1 & 3.7.1.E.5)



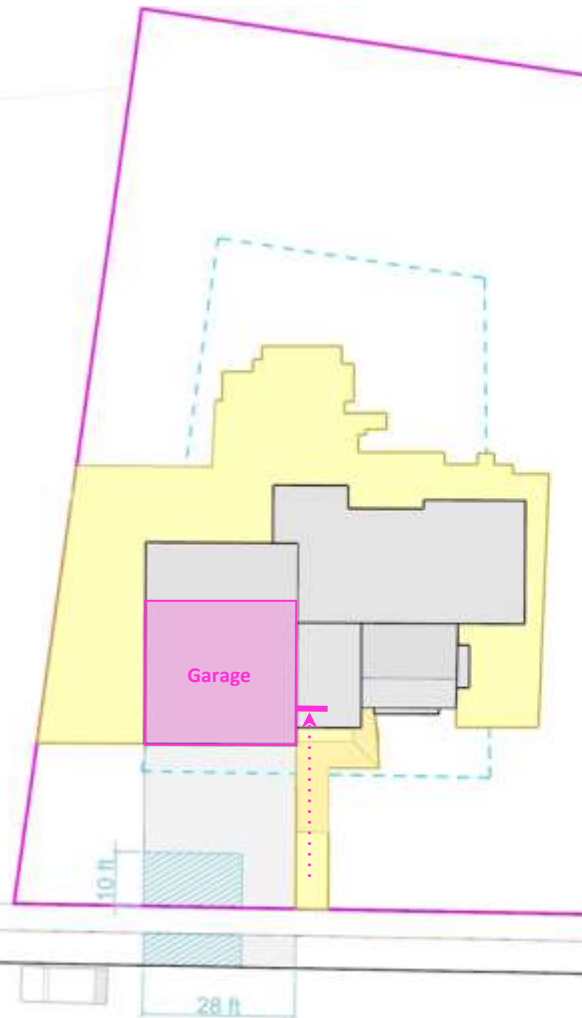
Single-Family Front-Facing Garage		
A	Width (max)	10 ft
B	Distance (min)	10 ft
C	Distance (min)	10 ft
D	Width (max)	9 ft
E	Width (max)	50% of total front facade
<p><b>Design Standards</b></p> <p>The curb cut is limited in width and the driveway apron must be set back from the front of the lot.</p> <p>The face of the garage must be set back from the front elevation and garage doors must be separate and not exceed a certain width.</p>		

# 1603 Commonwealth Ave

Current Zoning: **SR1 Existing**

Proposed Zoning: **R1 Single-Family House**

	Draft Zoning	Existing
<b>DRIVEWAY</b> Curb cut width	10 ft max	<b>28 ft</b>
Apron offset from front	10 ft min	<b>0 ft</b>



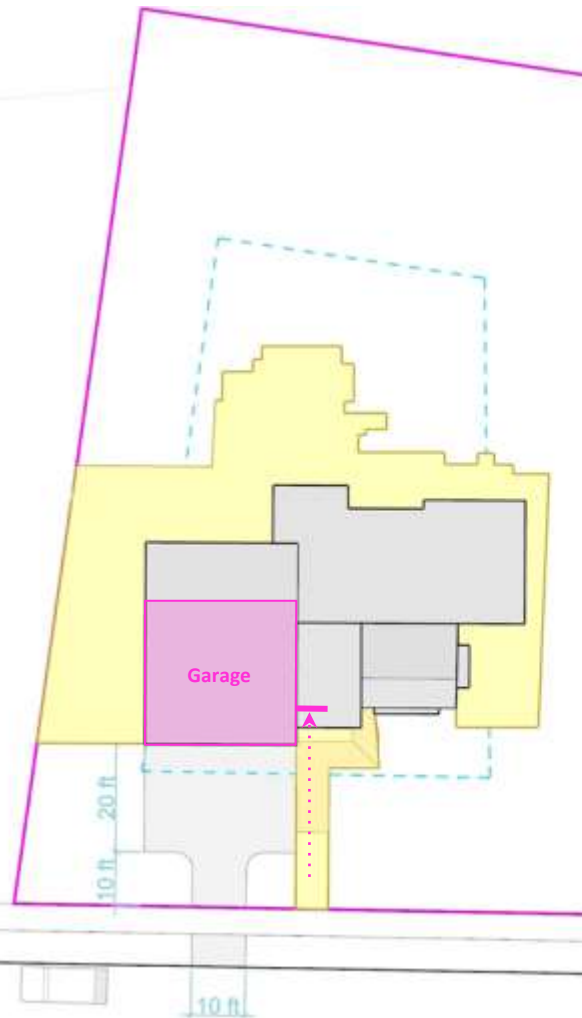


# 1603 Commonwealth Ave

Current Zoning: SR1    **Modified Driveway**

Proposed Zoning: R1    **Single Family House**

	Draft Zoning	Modified
<b>DRIVEWAY</b> Curb cut width	10 ft max	10 ft
Apron offset from front	10 ft min	10 ft

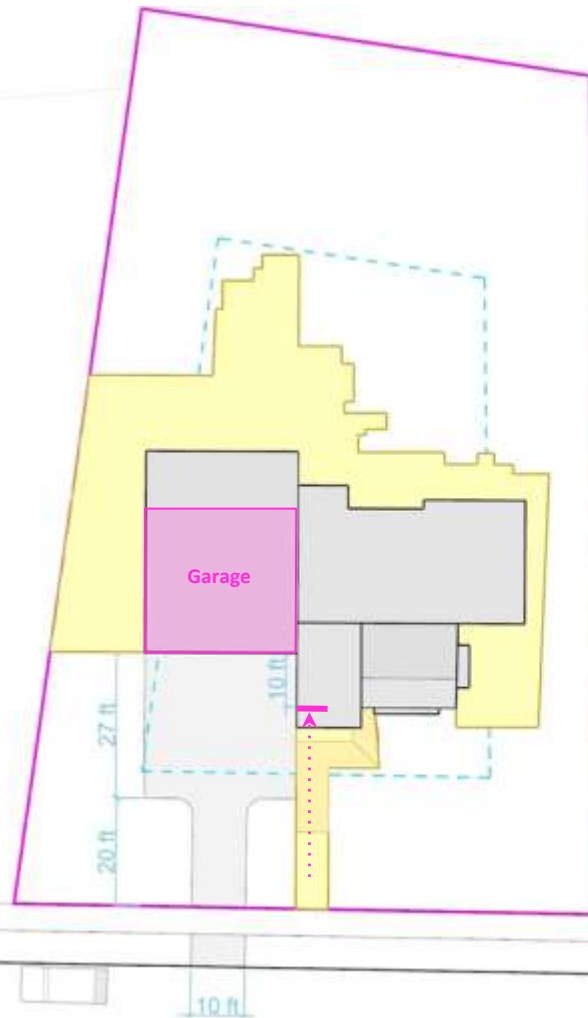


# 1603 Commonwealth Ave

Current Zoning: SR1 **Modified Garage Position**

Proposed Zoning: R1 **Single Family House**

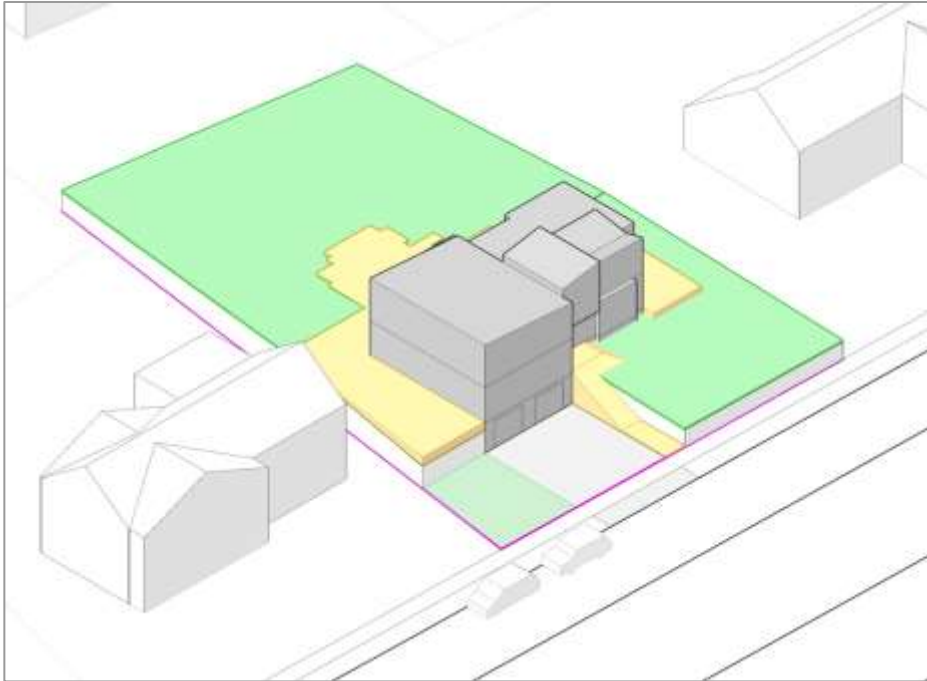
	Draft Zoning	Modified
<b>GARAGE LOCATION</b> Setback from front elevation	10 ft min	10 ft
<b>DRIVEWAY</b> Curb cut width	10 ft max	10 ft
<b>Apron offset from front</b>	10 ft min	20 ft



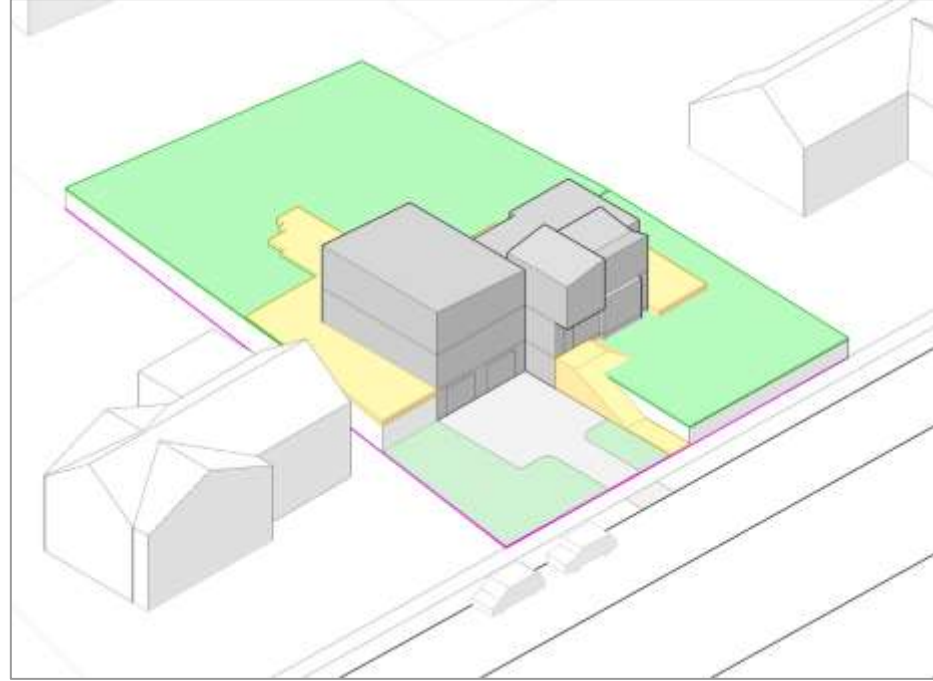
# 1603 Commonwealth Ave

Current Zoning: SR1 **Garage and Driveway Regulations**

Proposed Zoning: R1 **Single Family House**



Existing



Draft Garage and Driveway Regulations

6-8 Salisbury Rd

Current Zoning: MR1 **Existing**

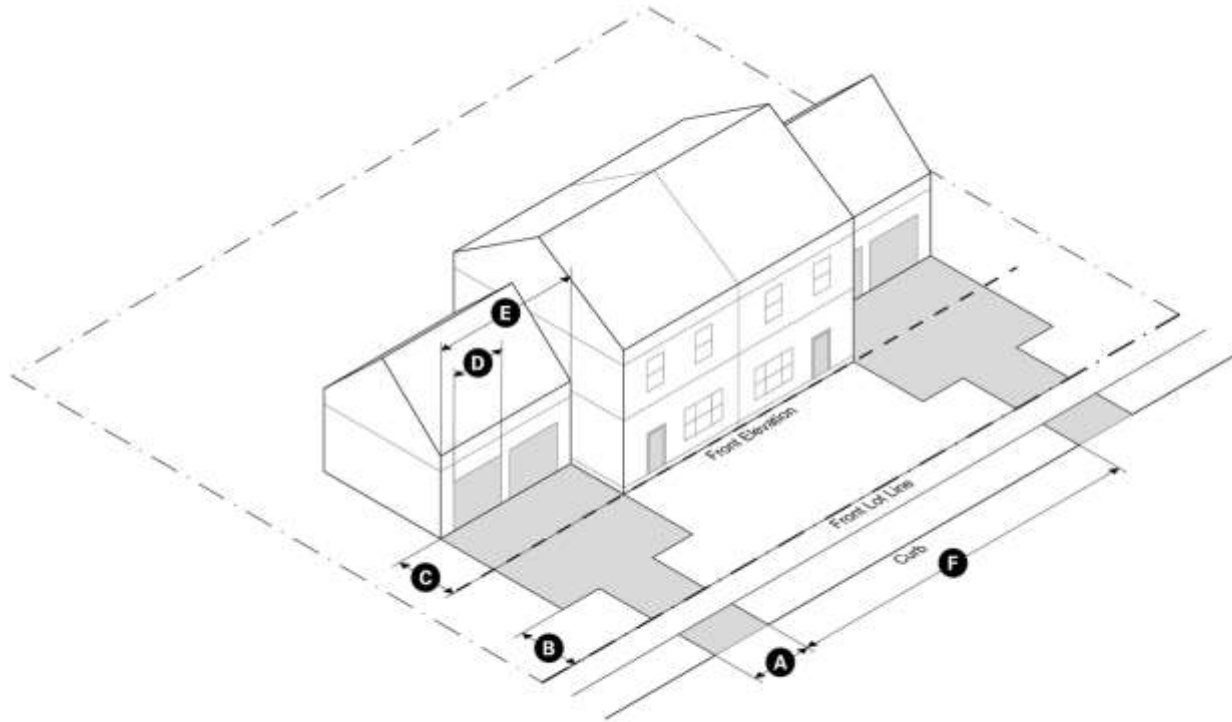
Proposed Zoning: R3 **Two-Family House**

Two-Family Front-Facing Garage



# Garage Standards Proposals

## Two-Family Front-Facing Garage (sec. 3.4.2.E.2 & sec. 3.7.1.E.7.a)



Two-Family Front-Facing Garage		
A	Width (max)	10 ft
B	Distance (min)	10 ft
C	Distance (min)	10 ft
D	Width (max)	9 ft
E	Width (max)	50% of total front facade
F	Distance (min)	30 ft
<p><b>Design Standards</b></p> <p>The curb cut is limited in width and two curb cuts must be separated by a minimum distance.</p> <p>The face of the garage must be set back from the front elevation and garage doors must be separate and not exceed a certain width.</p>		

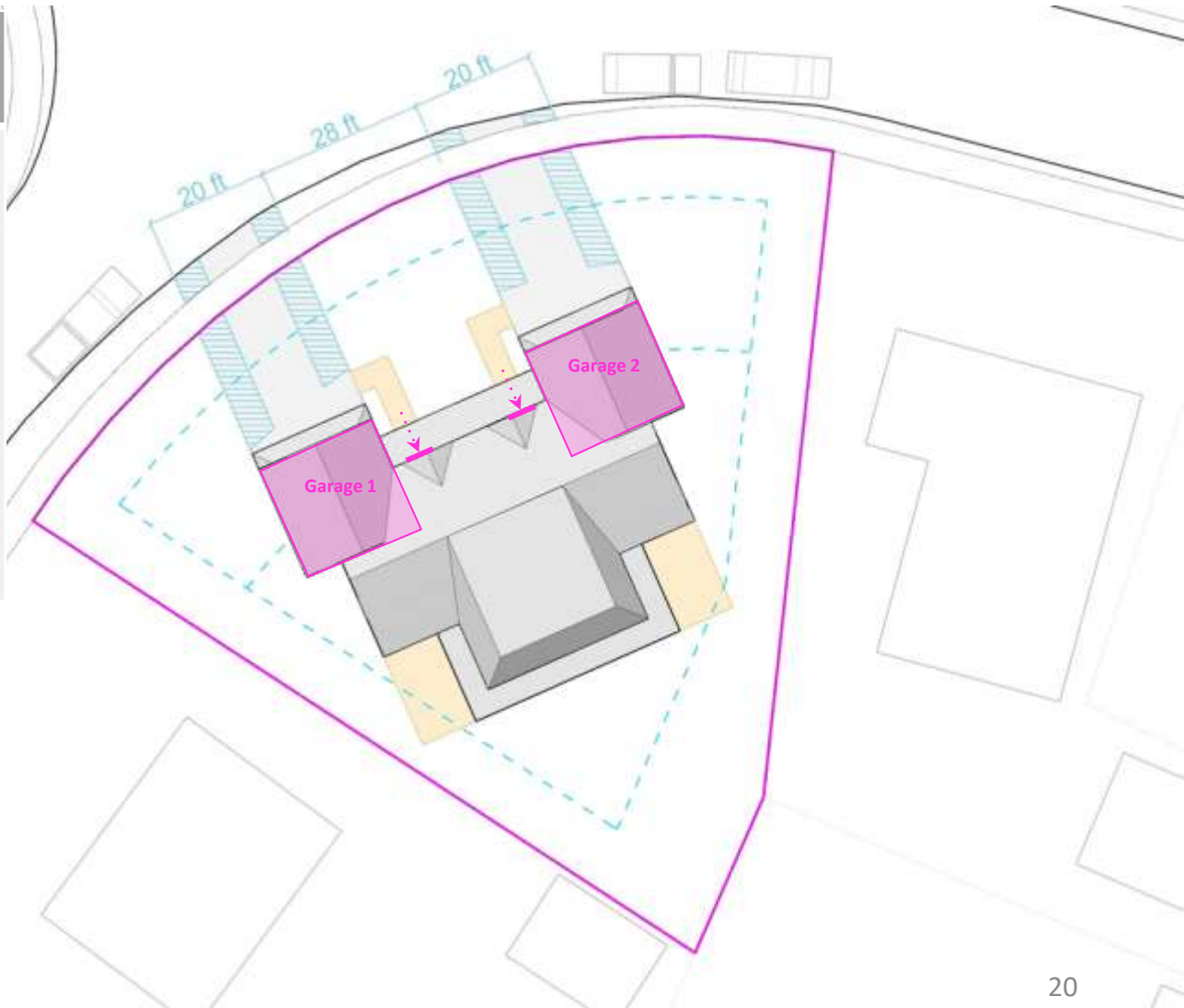


# 6-8 Salisbury Rd

Current Zoning: **MR1 Existing**

Proposed Zoning: **R3 Two-Family House**

	Draft Zoning	Existing
<b>DRIVEWAY</b> Curb cut width	10 ft max	20 ft
Apron offset from front	10 ft min	0 ft
Distance between curb cuts	30 ft min	28 ft



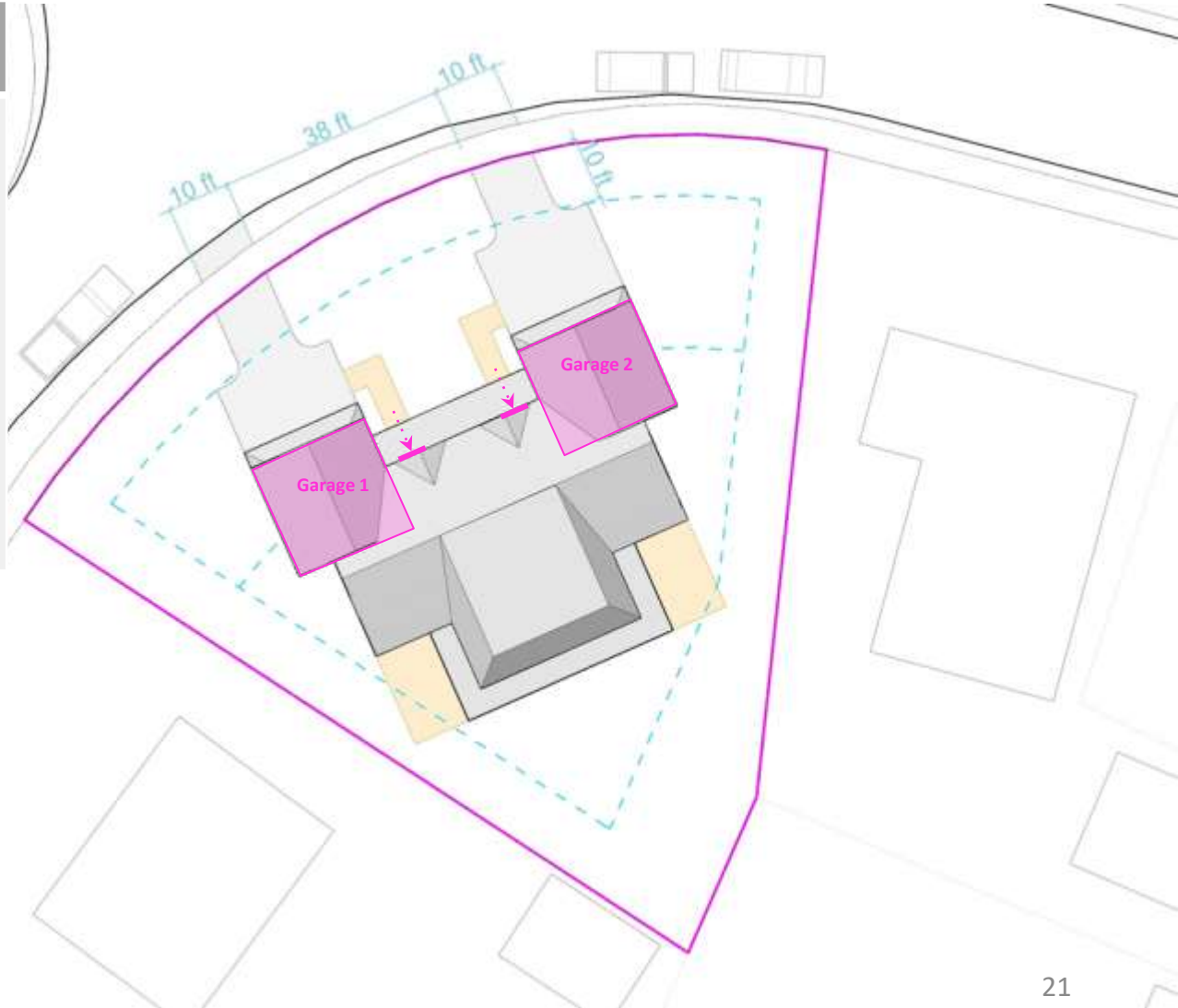


# 6-8 Salisbury Rd

Current Zoning: MR1 **Modified Driveway**

Proposed Zoning: R3 **Two Family House**

	Draft Zoning	Modified
<b>DRIVEWAY</b> Curb cut width	10 ft max	10 ft
Apron offset from front	10 ft min	10 ft
Distance between curb cuts	30 ft min	38 ft

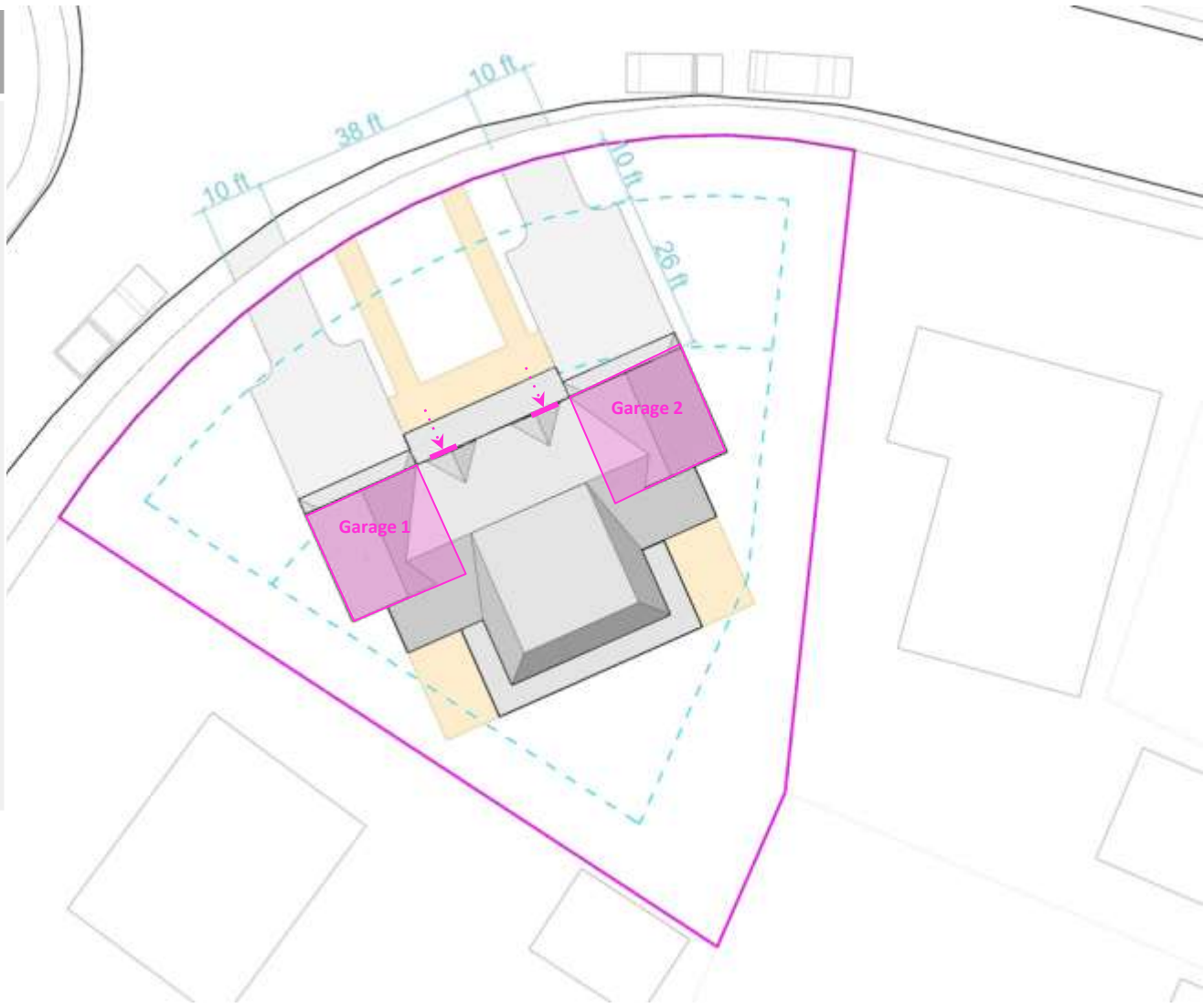


# 6-8 Salisbury Rd

Current Zoning: MR1 **Modified Garage Position**

Proposed Zoning: R3 **Two Family House**

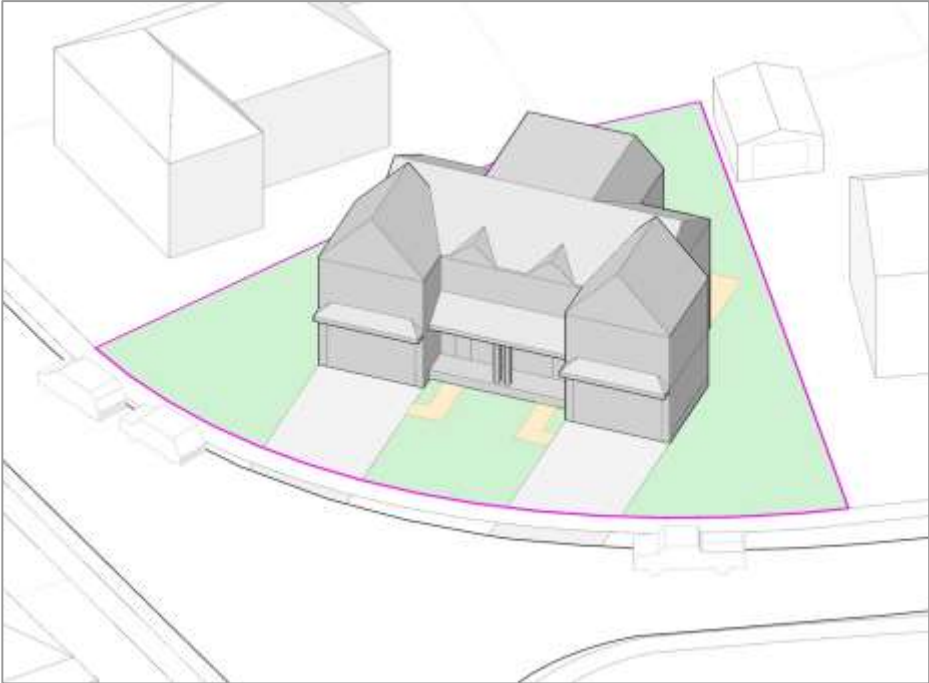
	Draft Zoning	Modified
<b>GARAGE LOCATION</b> Setback from front elevation	10 ft min	0 ft with projecting porch
<b>DRIVEWAY</b> Curb cut width	10 ft max	10 ft
Apron offset from front	10 ft min	10 ft
Distance between curb cuts	30 ft min	38 ft



# 6-8 Salisbury Rd

Current Zoning: MR1 **Garage and Driveway Regulations**

Proposed Zoning: R3 **Two-Family House**



Existing



Draft Garage and Driveway Regulations

9 Wyoming Rd

Current Zoning: SR3

Proposed Zoning: R2

**Existing**

**Single Family House**

Single Family Side-Facing Garage

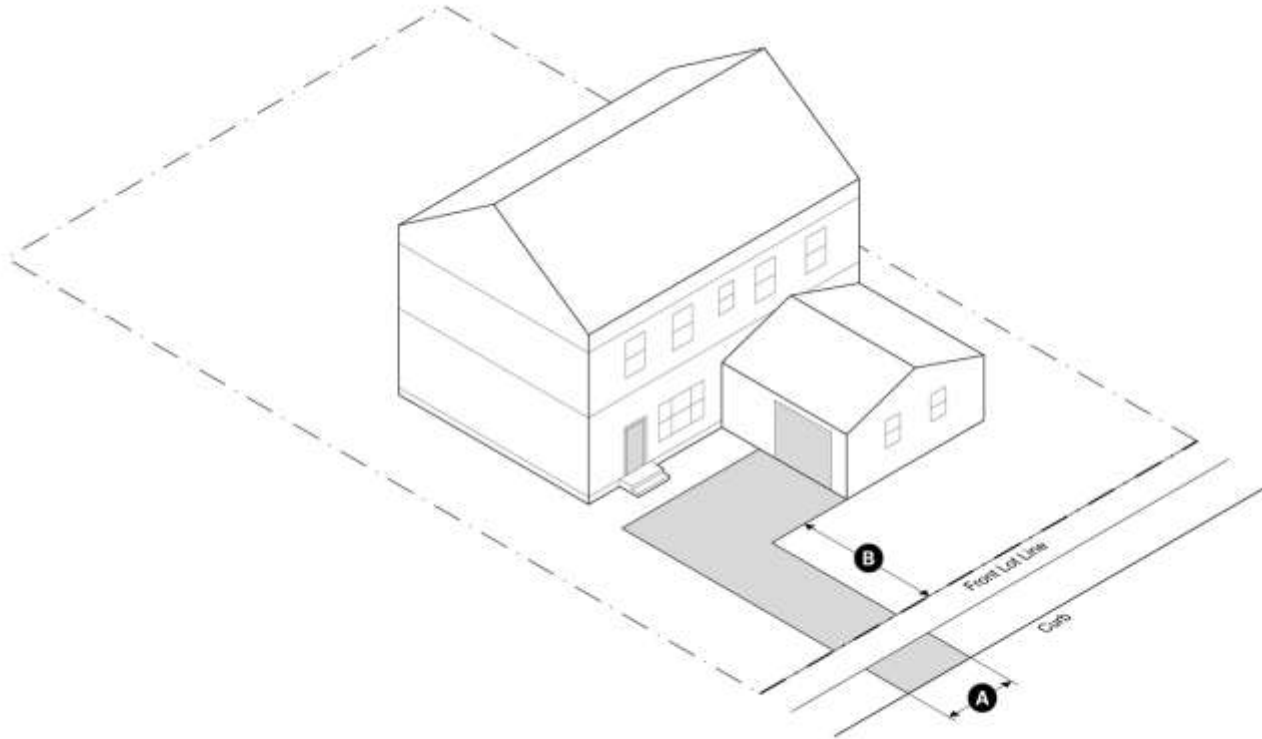


01/30/2017<sup>24</sup>



# Garage Standards Proposals

## Side-Facing Garage (sec. 3.4.2.D.3)



Single-Family Side-Facing Garage		
A	Width (max)	10 ft
B	Distance (min)	10 ft
<b>Design Standards</b>  The curb cut is limited in width and the driveway apron must be set back from the front of the lot.  Side-facing garages must fenestration facing the street lot line or right of way, 20% minimum and 50% maximum		

# 9 Wyoming Rd

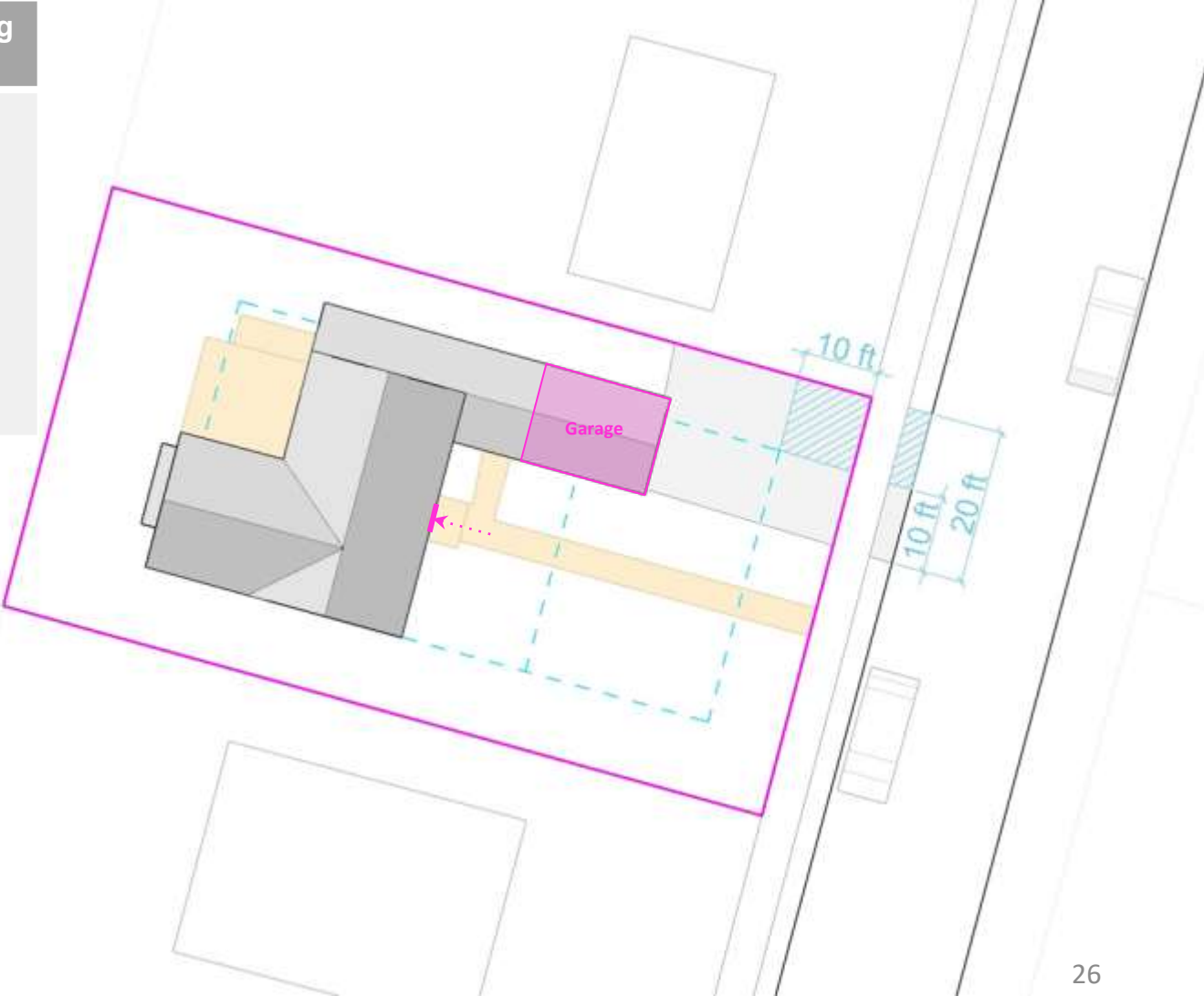
Current Zoning: SR3

**Existing**

Proposed Zoning: R2

**Single Family House**

	Draft Zoning	Existing
<b>DRIVEWAY</b> Curb cut width	10 ft max	<b>20 ft</b>
Apron offset from front	10 ft min	<b>0 ft</b>





# 9 Wyoming Rd

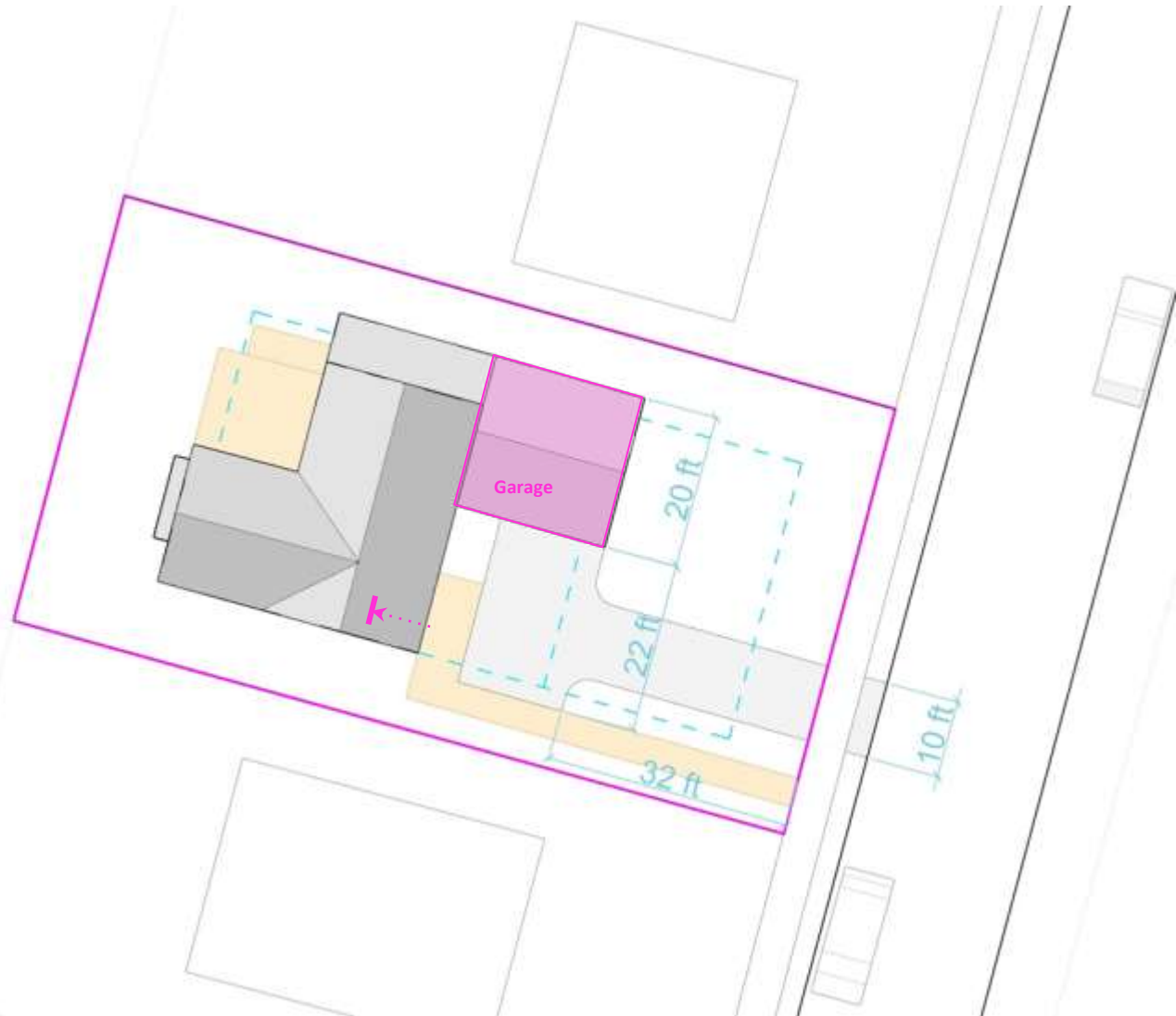
Current Zoning: SR3

Proposed Zoning: R2

## Modified Driveway and Garage

Single Family House

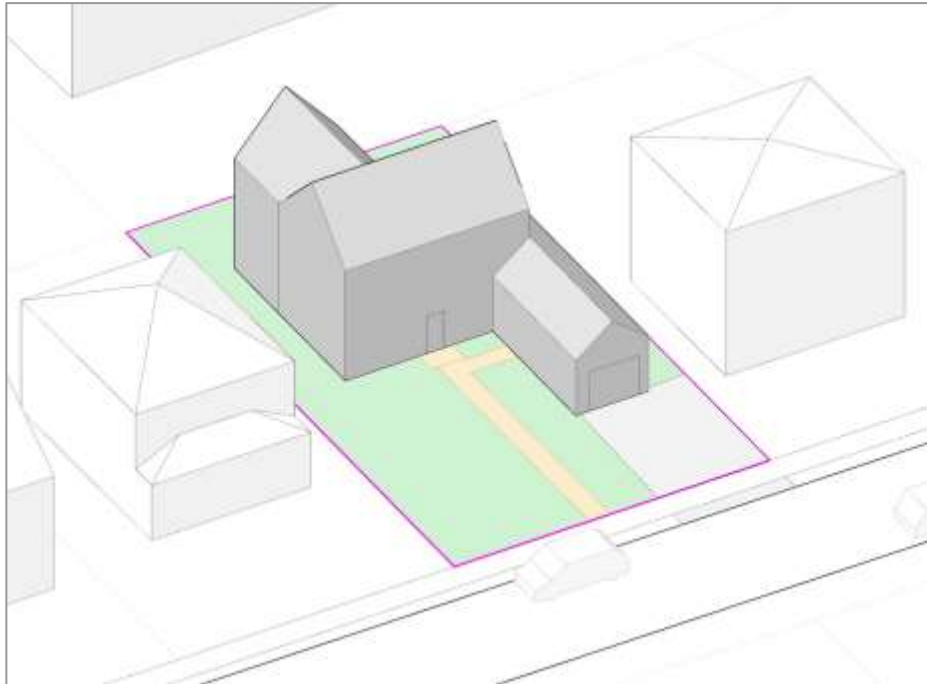
	Draft Zoning	Modified
<b>GARAGE LOCATION</b> Side-Facing Garage setback from front elevation	N/A	N/A
<b>DRIVEWAY</b> Curb cut width	10 ft max	10 ft
Apron offset from front	10 ft min	26 ft



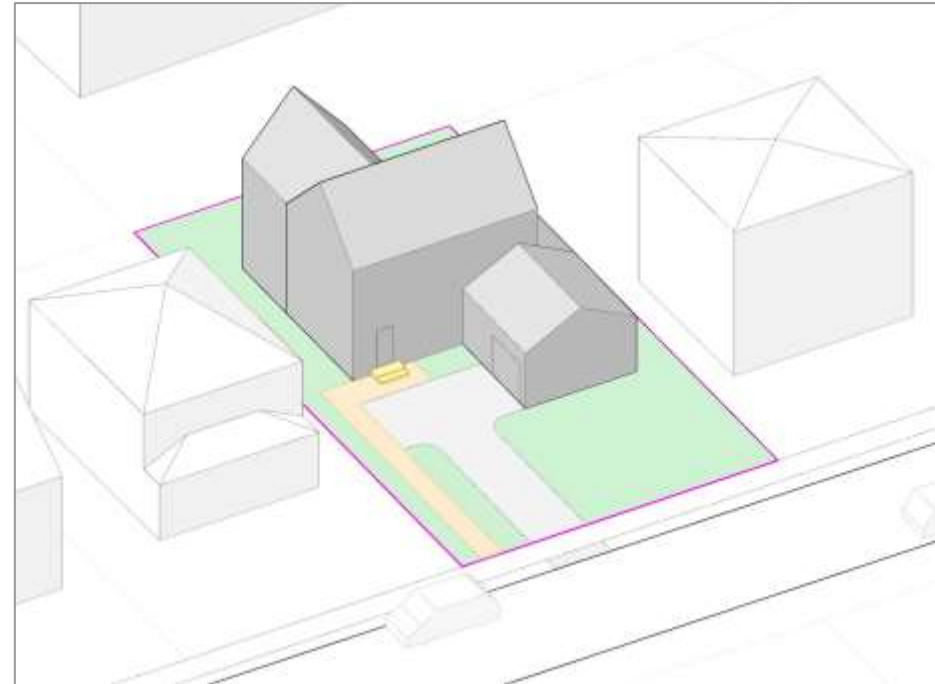
# 9 Wyoming Rd

Current Zoning: SR3 **Garage and Driveway Regulations**

Proposed Zoning: R2 **Single Family House**



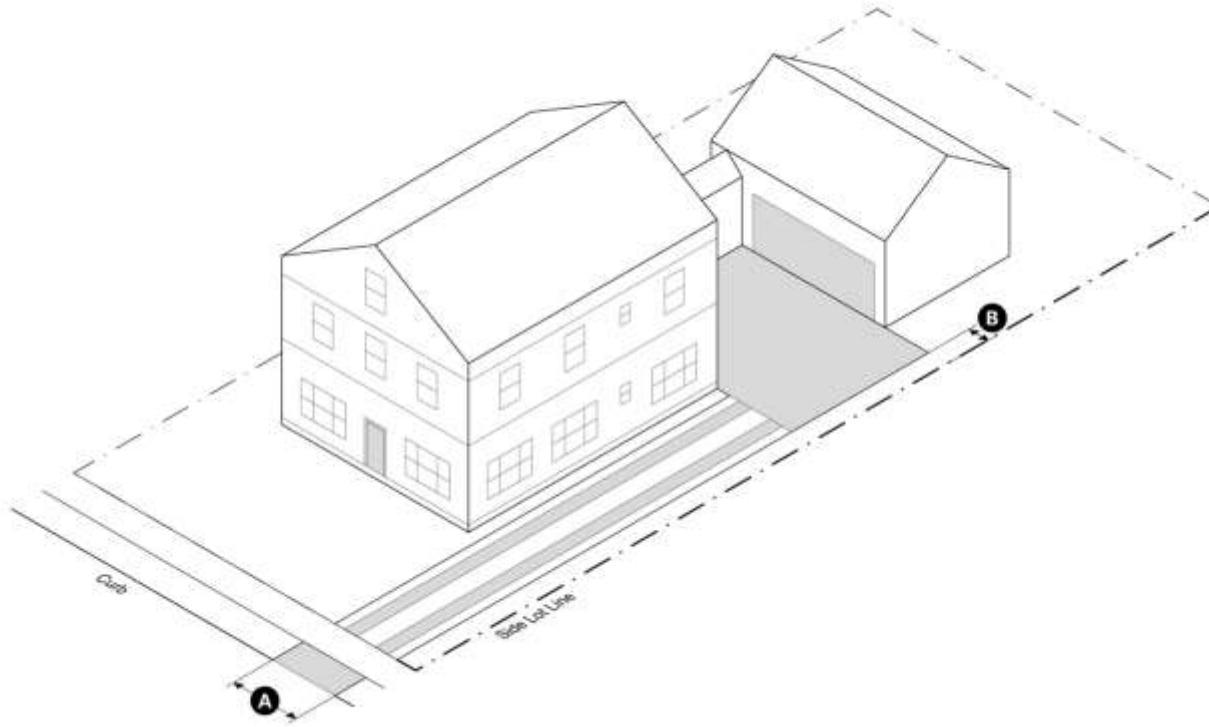
Existing



Draft Garage and Driveway Regulations

# Garage Standards Proposals

## Rear Garage Alternative



Single-Family Rear Garage		
A	Width (max)	10 ft
B	Distance (min)	3 ft
<b>Design Standards</b> The curb cut is limited in width. A buffer space between driveways and adjacent lots must be provided.		

878-880 Chestnut

Two-Family Narrow Lot (Rear Parking/Garage)

Current Zoning: **MR1 Existing**

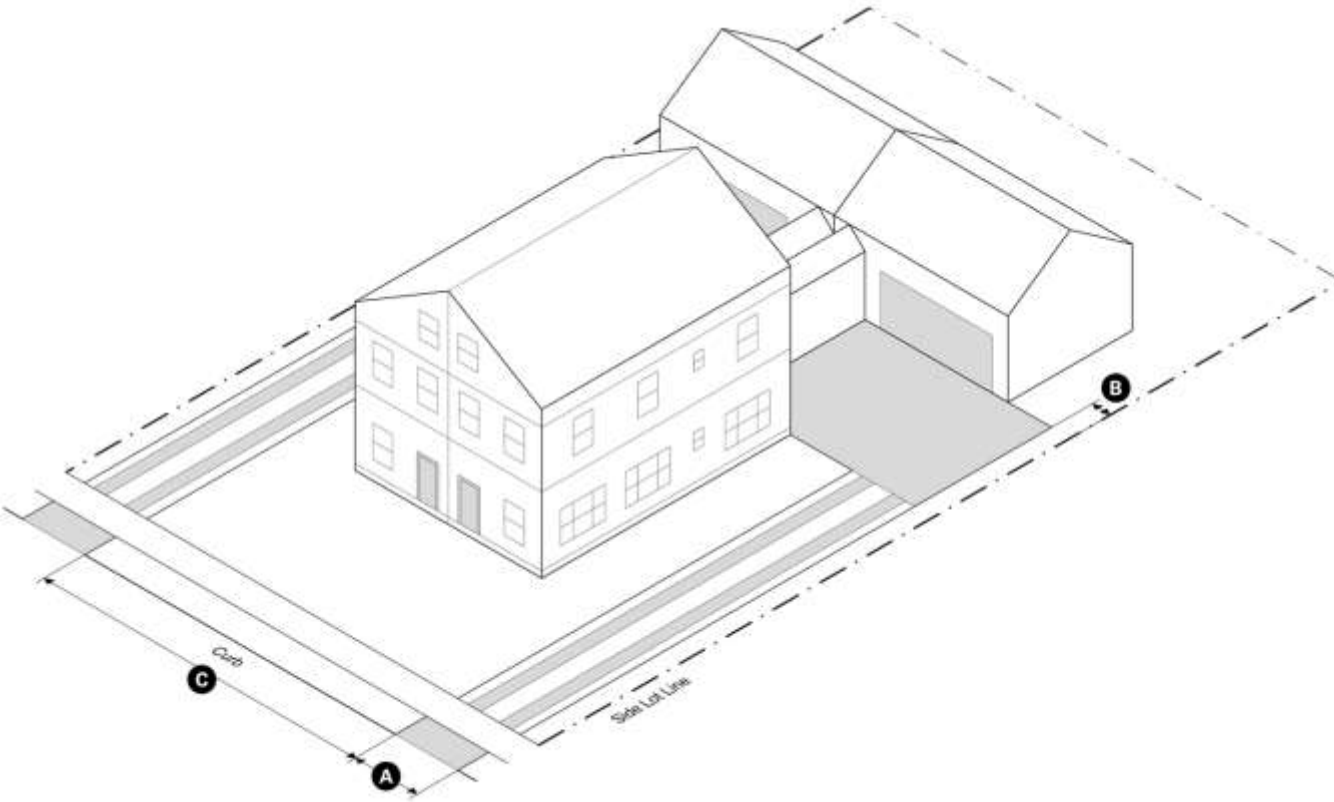
Proposed Zoning: **R3 Two-Family House**





# Garage Standards Proposals

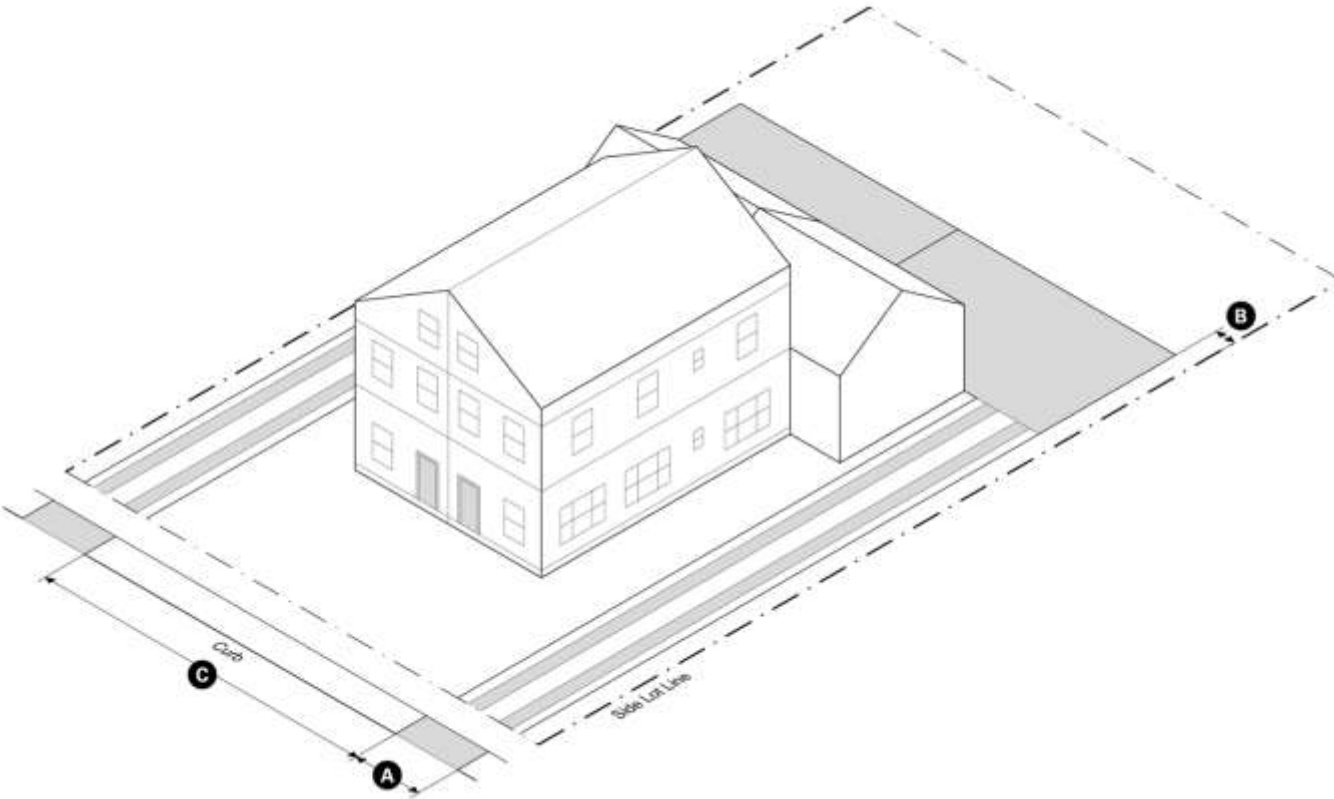
## Possible Rear Garage Configurations



Two-Family Rear Garage		
A	Width (max)	10 ft
B	Distance (min)	3 ft
C	Distance (min)	30 ft
<p><b>Design Standards</b></p> <p>The curb cut is limited in width and two curb cuts must be separated by a minimum distance. A buffer space between driveways and adjacent lots must be provided.</p>		

# Garage Standards Proposals

## Possible Rear Garage Configurations



Two-Family Rear Garage		
A	Width (max)	10 ft
B	Distance (min)	3 ft
C	Distance (min)	30 ft
<p><b>Design Standards</b></p> <p>The curb cut is limited in width and two curb cuts must be separated by a minimum distance. A buffer space between driveways and adjacent lots must be provided.</p>		





# 878-880 Chestnut

Current Zoning: MR1 **Modified Driveway**

Proposed Zoning: R3 **Two-Family House**

	Draft Zoning	Modified
<b>DRIVEWAY</b> Curb cut width	10 ft max	10 ft
Apron offset from front	10 ft min	10 ft

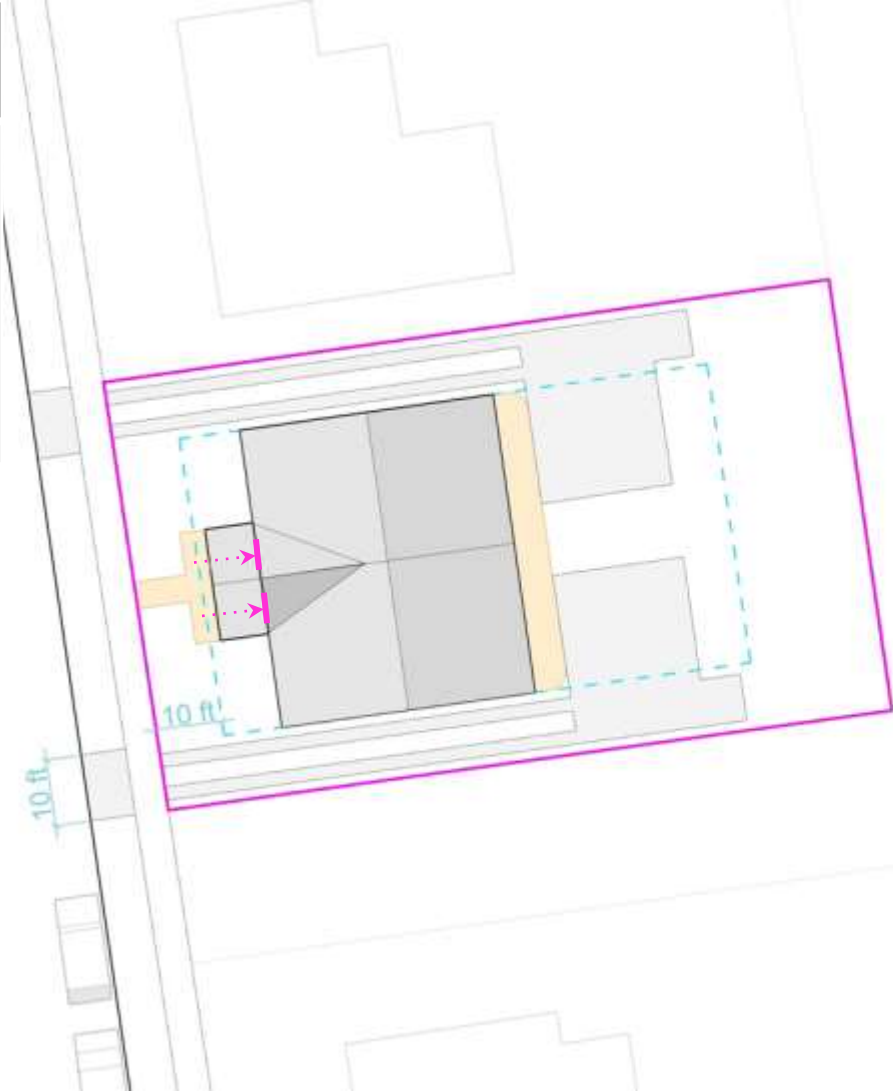


# 878-880 Chestnut

Current Zoning: MR1 **Modified Garage Position**

Proposed Zoning: R3 **Two-Family House**

	Draft Zoning	Modified
<b>DRIVEWAY</b> Curb cut width	10 ft max	10 ft
Apron offset from front	10 ft min	62 ft



# 878-880 Chestnut

Current Zoning: MR1 **Modified to Garage and Driveway**

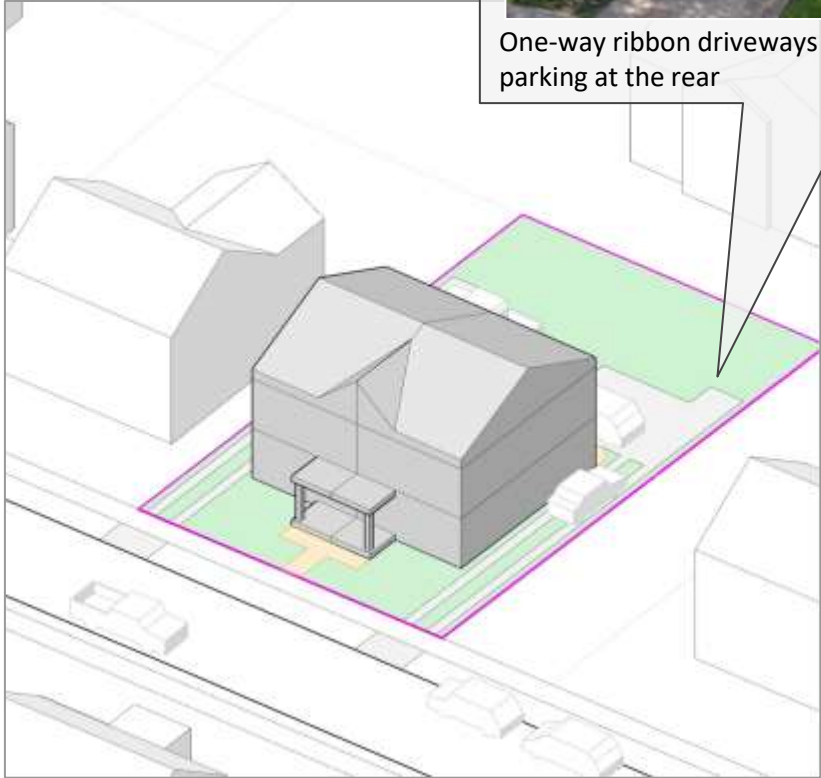
Proposed Zoning: R3 **Regulations**  
**Two-Family House**



One-way ribbon driveways to parking at the rear



Existing

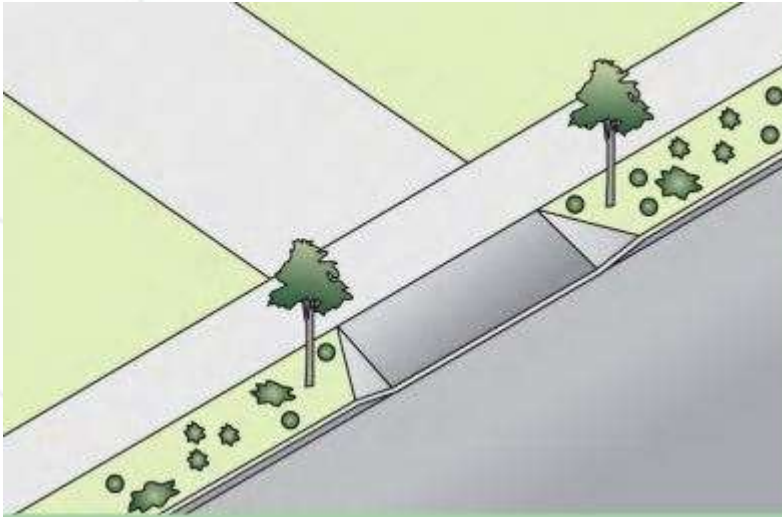


Draft Garage and Driveway Regulations



Summary:  
Garage Standards and  
Driveway Access

# Safety



- **Incidents between motor vehicles and pedestrians are most likely to occur at driveways**

# Sustainability



- **Minimizing driveway size means less impervious surfaces**



# Sustainability

- ***Nudge* to reduce auto-dependency**





# Design

- **Good design creates can create stronger neighborhoods and community**



Looking Ahead:  
Garage Standards and  
Driveway Access



# Next Steps

- **Not enough time to change the deferred garage ordinance before the July 1**
- **ZAP Committee may decide to repeal or defer**

# Path Forward - Zoning Redesign

- **Take-up as part of Zoning Redesign (Article 3 and Article 8)**
  - **Fits into current schedule**
  - **Adoption occurs at full adoption of new Zoning Ordinance (End of 2021)**



# Path Forward - Standalone

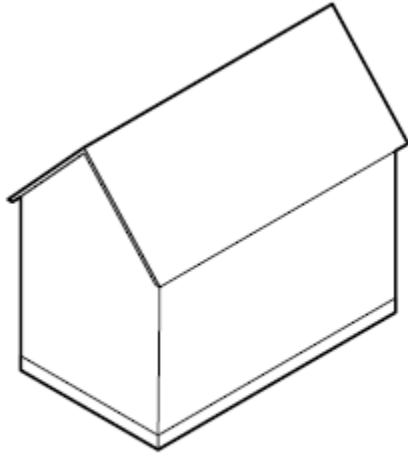
- **Take-up as an amendment to the current Zoning Ordinance**
  - **Format is different**
  - **Recent amendments (Sustainability Zoning), with some similarities, took roughly 4 months**

Discussion:  
Garage Standards and  
Driveway Access

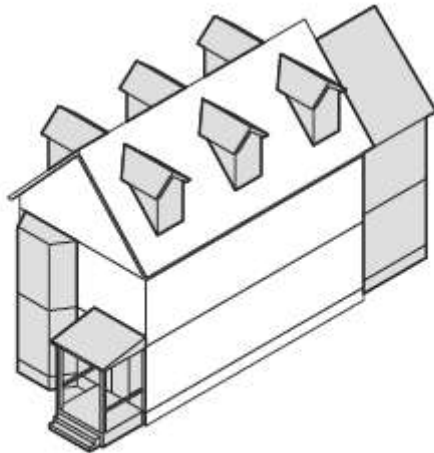


# Part II: Building Components

# Goals



MAIN MASSING of a BUILDING



Additional BUILDING COMPONENTS

- **Predictable growth for homeowners and neighbors**
- **Better process for allowing increase in habitable space**
- **Achieve variety and individuality in design**



# Goals of Building Components

Reduce Oversized, Boxy rebuilds



# Building Components in Newton

## Projecting Front Entry





# Building Components in Newton Bay





# Building Components in Newton Balcony





# Building Components in Newton

## Front Porch





Building Components in Newton  
Turret/Corner Feature





# Building Components in Newton Dormer





# Building Components in Newton Cross Gable



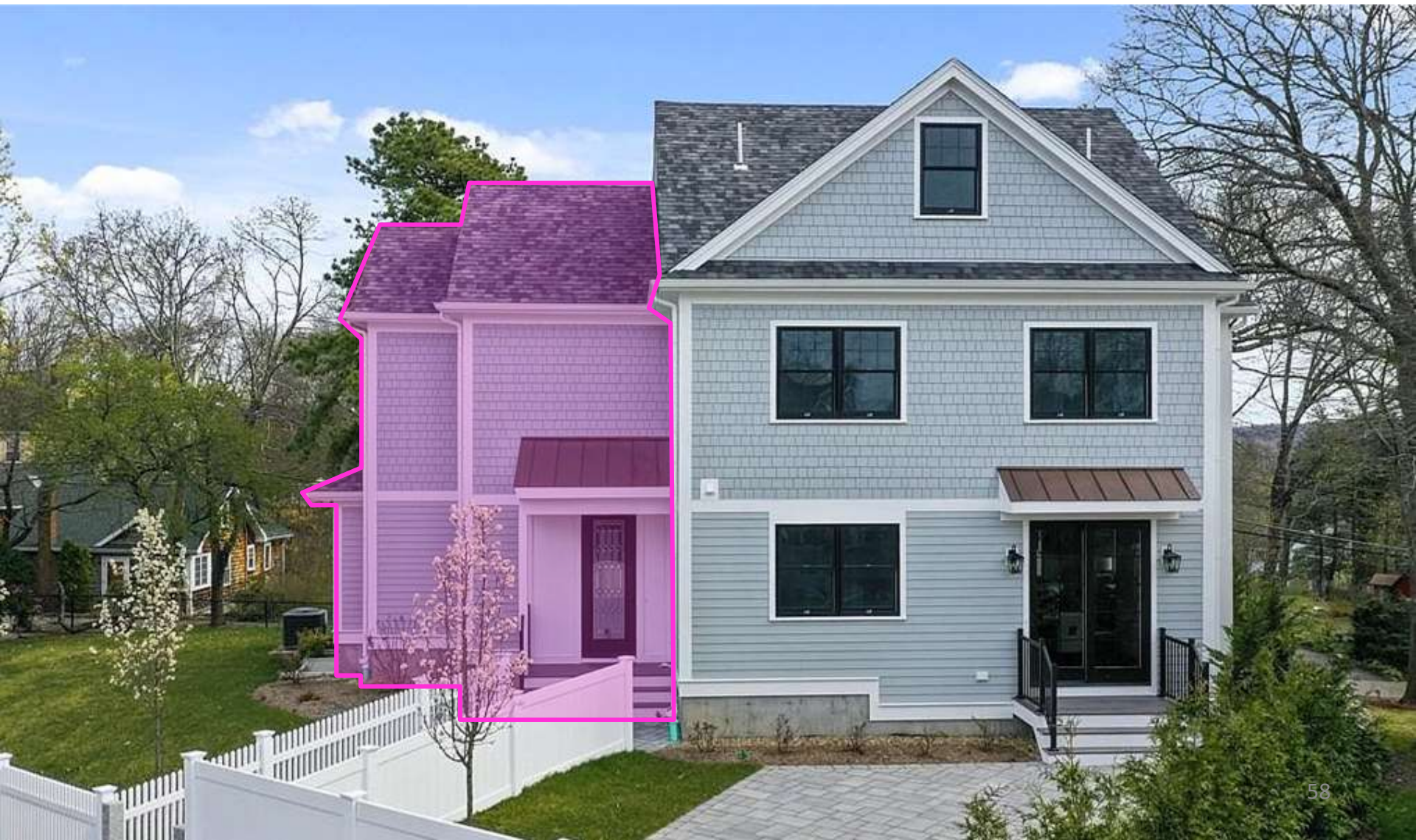


Building Components in Newton  
Roof Deck





# Building Components in Newton Side and Rear Additions





# Building Components: A Refinement to De Minimus

# Building Components as by-right bonus

## Current Code: De Minimis Relief

### B. De Minimis Relief.

1. Regardless of whether there are increases in the nonconforming nature of a structure, the City Council deems that the following changes to lawfully nonconforming structures are *de minimis* and that these changes are not substantially more detrimental to the neighborhood pursuant to M.G.L. Chapter 40A, Section 6. The following alterations, enlargements, reconstruction or extensions to a lawful nonconforming building or structure used for residential purposes may be allowed in accordance with the procedures set forth below, provided that:
  - a. Relief is limited to that portion or portions of the building or structure which is presently dimensionally nonconforming;
  - b. The resulting changes on the nonconforming side will be no closer than 5 feet to the side or rear property line;
  - c. The resulting distance to the nearest residence at the side where the proposed construction will take place is equal to or greater than the sum of the required setbacks of the 2 adjacent lots;
  - d. The resulting construction will meet all building and fire safety codes; and
  - e. The *de minimis* relief provided in this paragraph shall not apply to buildings in which the nonconformity is due solely to FAR requirements, nor shall it be used to increase the FAR beyond that shown in [Sec. 3.1](#).
2. *In accordance with Sec. 7.8.2.B.1, the following de minimus alterations are allowed:*
  - a. Dormers that do not extend above the height of the existing roof peak and do not add more than 400 square feet of floor area;
  - b. Decks or deck additions or porches less than 200 square feet in size;

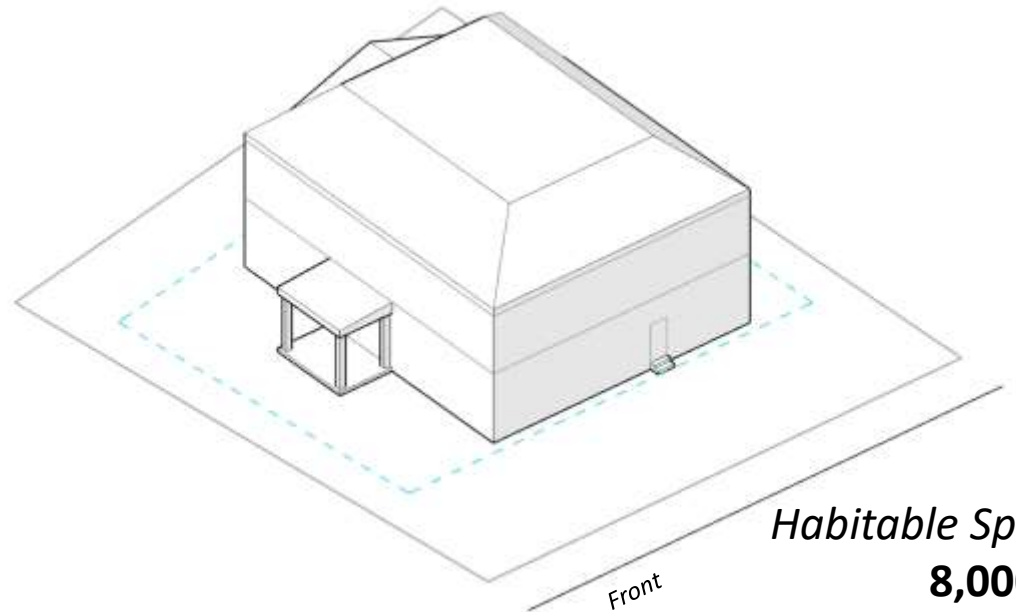
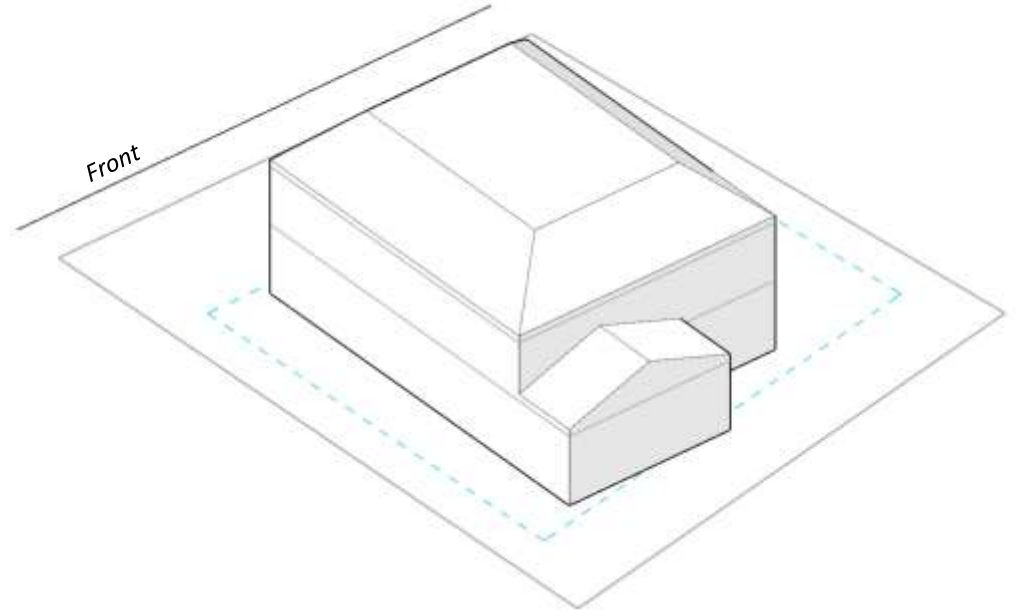
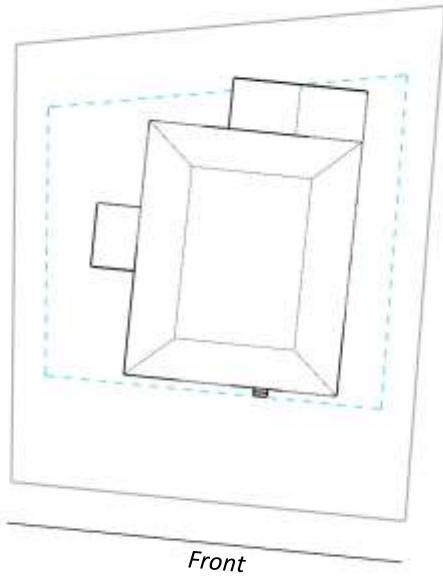
- c. First floor additions in the side and rear setbacks which do not total more than 200 square feet in size;
- d. Second floor additions which do not total more than 400 square feet in size;
- e. Enclosing an existing porch of any size;
- f. Bay windows in the side and rear setbacks which are cantilevered and do not have foundations;
- g. Bay windows which protrude no more than 3 feet into the front setback and are no less than 5 feet from the alteration to the lot line;
- h. Alterations to the front of the structure if within the existing footprint; and
- i. Alterations and additions to the front of a structure of not more than 75 square feet in size, so long as the alteration, addition, reconstruction or extension does not encroach any farther into the front setback.

### D. Standards.

2. **Minimum Dimensions.** Whenever the operation of this [Sec. 7.8.2](#) would reduce the area available for building a dwelling house upon any lot in a residence district to less than 20 feet in its shortest dimension, or less than 800 square feet in total area, the requirements of this [Sec. 7.8.2](#) shall be modified so far as necessary to provide such minimum dimension and total area by reducing the minimum distance of such dwelling house from rear lot and street lines, first from rear lot lines, but to not less than 7½ feet, and second, if necessary, from street lines, but to not less than 15 feet.

# Current Code: De Minimis Relief Existing Non-Conforming Building

- SR2
- Over maximum lot coverage of 30%
- Over rear setback

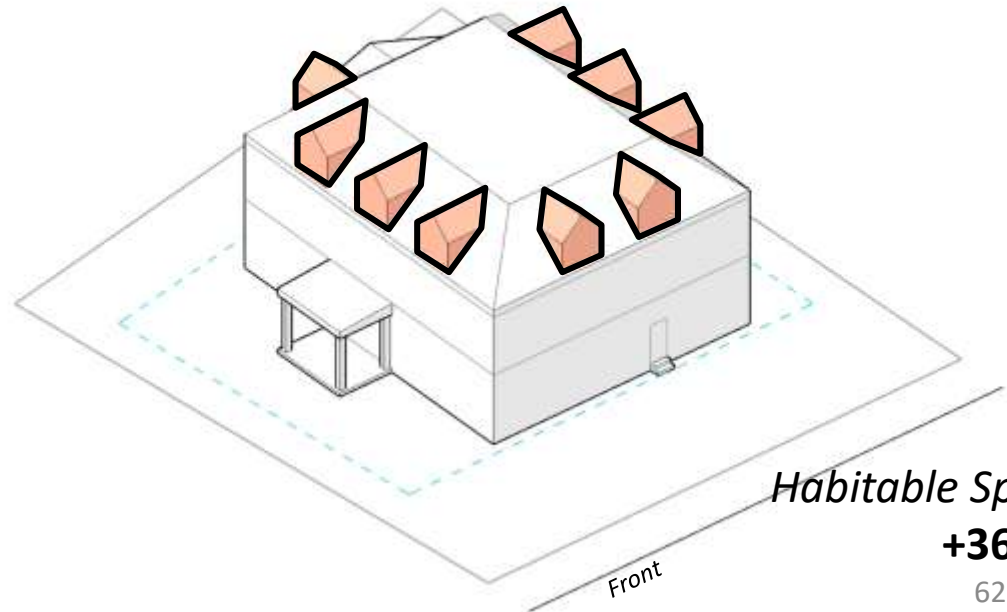
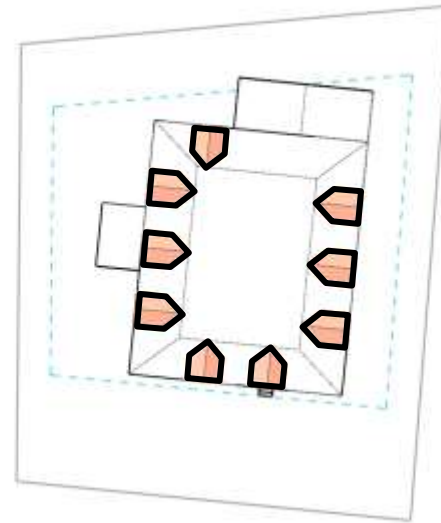


*Habitable Space*  
**8,000 sf**

# Current Code: De Minimis Relief

## Dormers

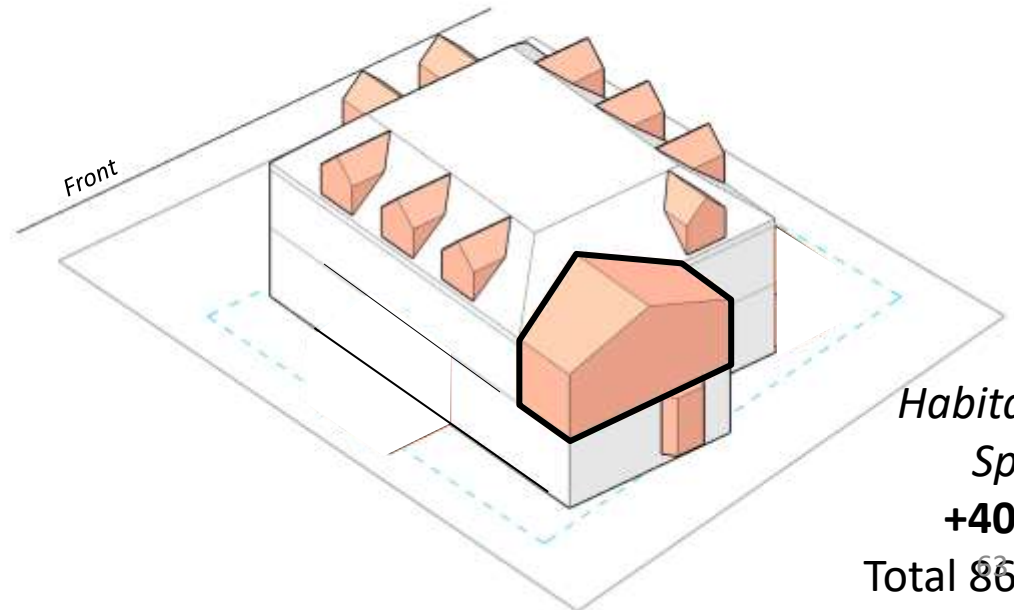
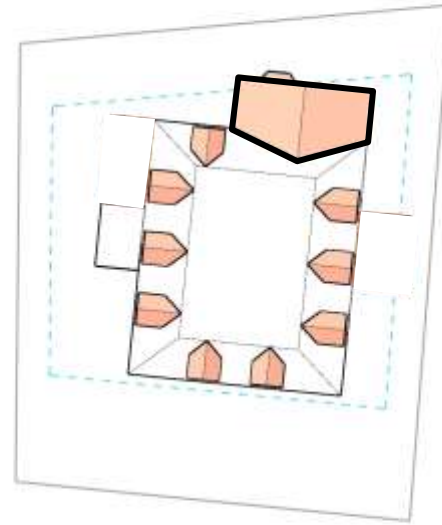
- 2. *In accordance with Sec. 7.8.2.B.1, the following de minimus alterations are allowed:*
  - a. Dormers that do not extend above the height of the existing roof peak and do not add more than 400 square feet of floor area;



**Habitable Space  
+360 sf**

# Current Code: De Minimis Relief Second Floor Additions

- d. Second floor additions which do not total more than 400 square feet in size;



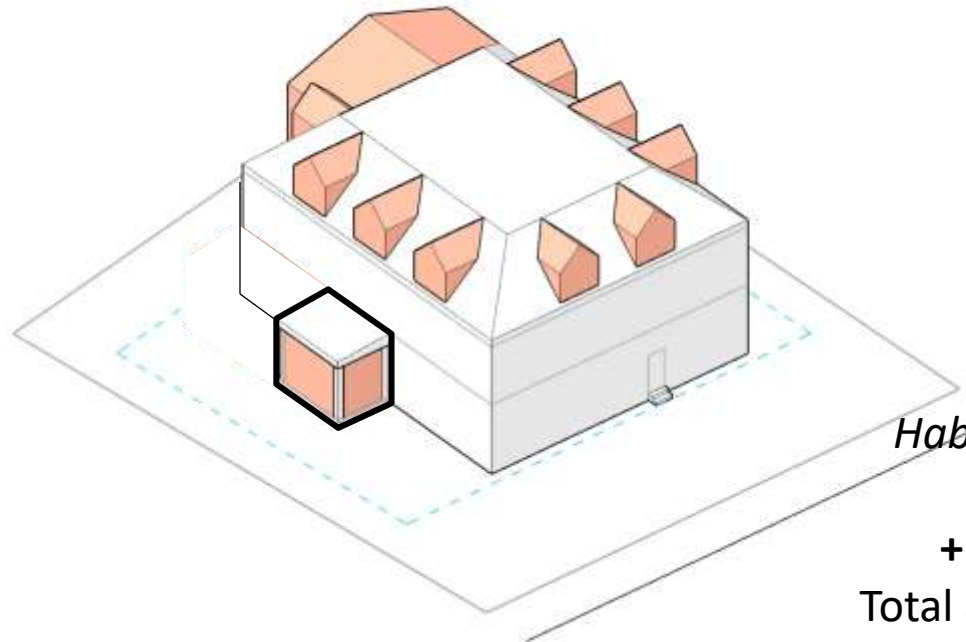
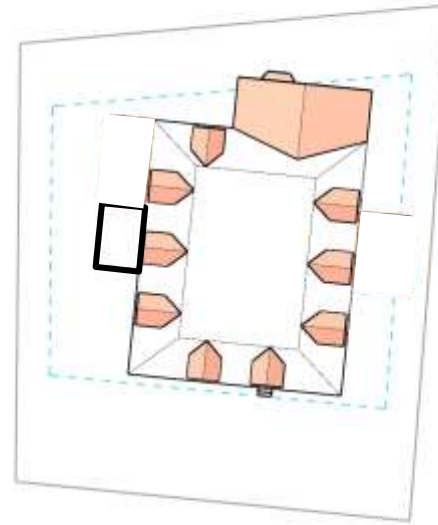
*Habitable  
Space  
+400 sf  
Total 860 sf*



# Current Code: De Minimis Relief

## Enclosing an Existing Porch

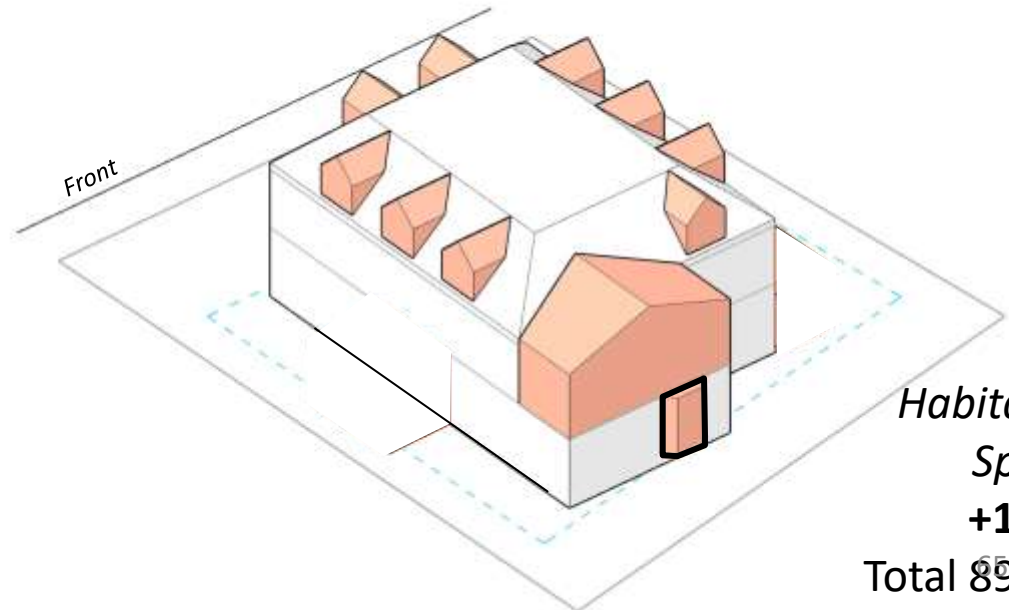
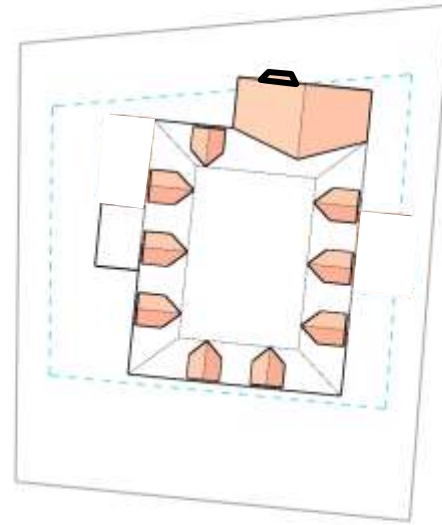
- e. Enclosing an existing porch of any size;



*Habitable  
Space*  
**+145 sf**  
Total 875 sf

Current Code: De Minimis Relief  
Bay windows in Side/Rear Setbacks

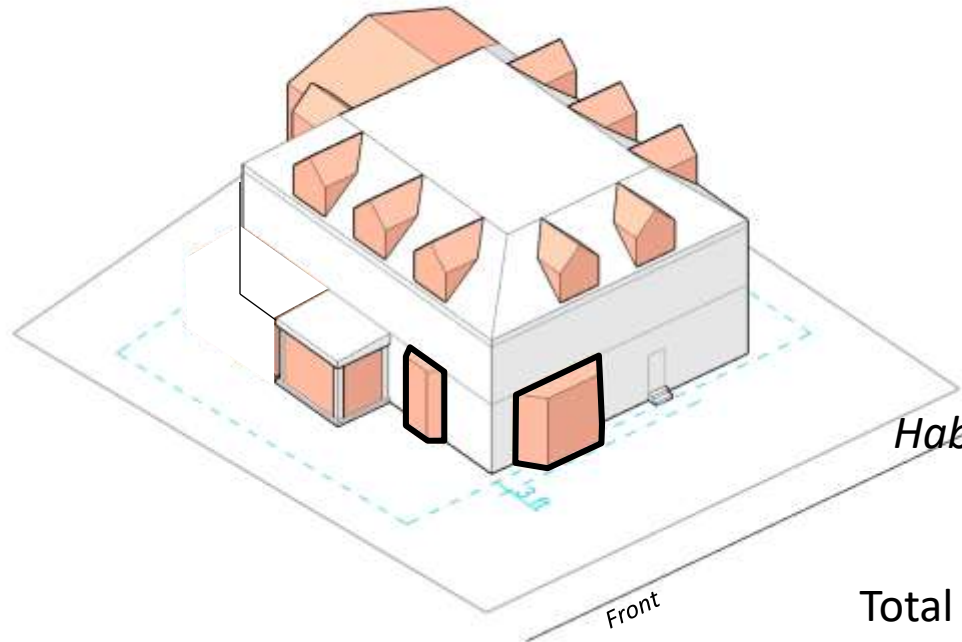
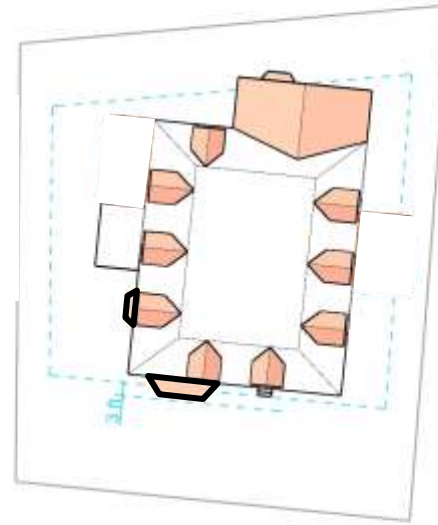
- f. Bay windows in the side and rear setbacks which are cantilevered and do not have foundations;



*Habitable  
Space  
+15 sf  
Total 890 sf*

# Current Code: De Minimis Relief Bay Windows in Front Setback

- g. Bay windows which protrude no more than 3 feet into the front setback and are no less than 5 feet from the alteration to the lot line;

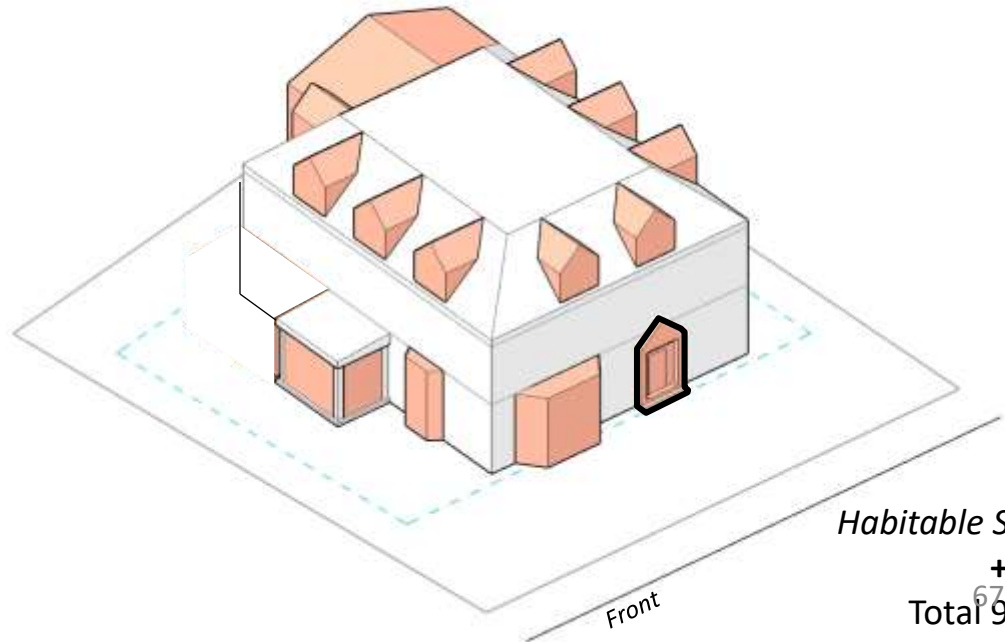
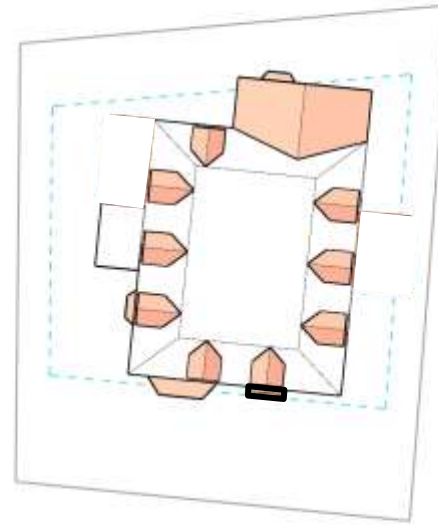


*Habitable  
Space  
+65 sf  
Total 955 sf*

## Current Code: De Minimis Relief

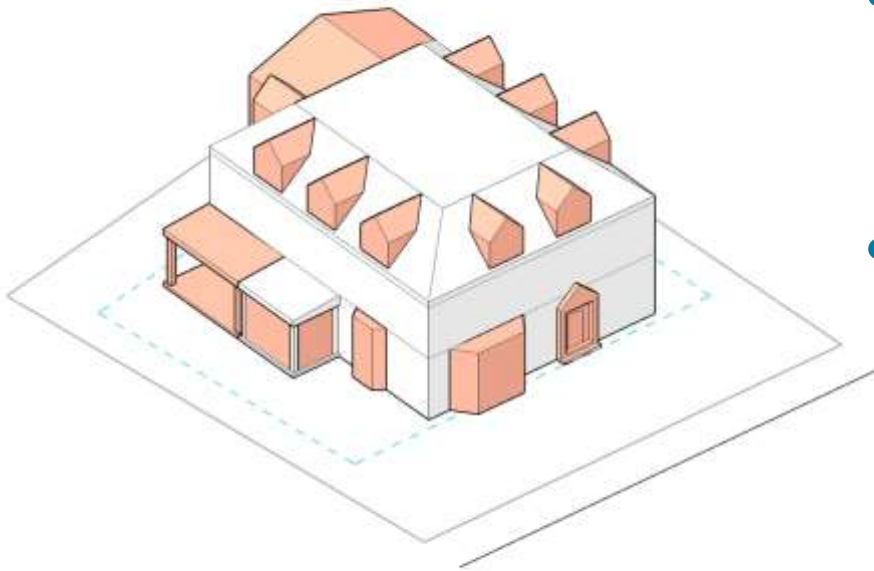
### Additions to the Front of a Structure

- h. Alterations to the front of the structure if within the existing footprint; and
- i. Alterations and additions to the front of a structure of not more than 75 square feet in size, so long as the alteration, addition, reconstruction or extension does not encroach any farther into the front setback.



*Habitable Space*  
**+15 sf**  
Total 970<sup>67</sup> sf

## Draft Code: Building Components Follow Logic of De Minimis Relief



- **Build from the idea of the De Minimis Relief.**
- **Allow by-right renovations/additions in a regulated and predictable manner.**



Issues with Draft Language  
&  
Proposed Changes

## Problem A

### Building Components Count towards Building Type Footprint

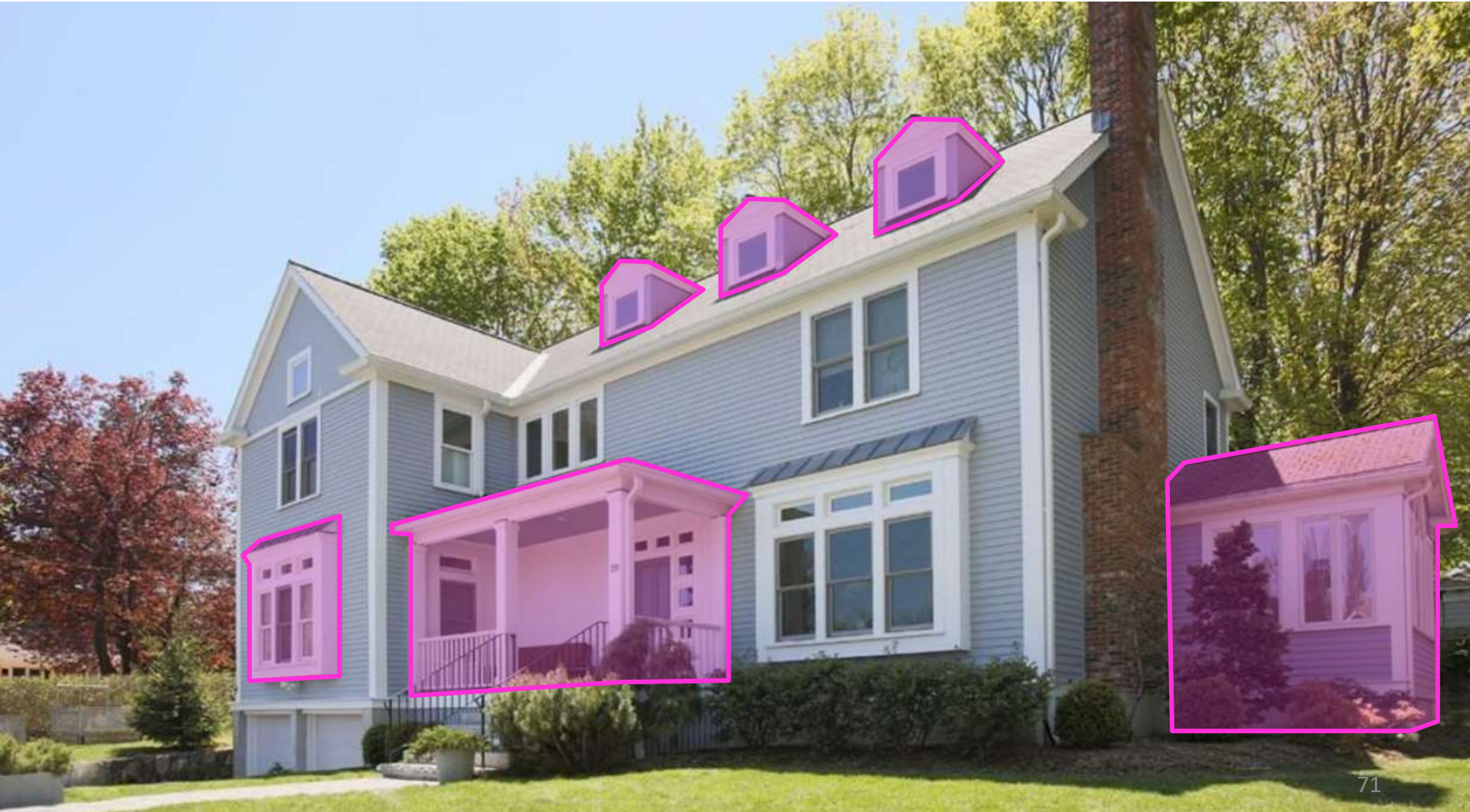
**Less Incentive to use building components**



## Solution A

Building Components do not count towards Building Type Footprint

**More Incentive to use building components**





# Problem B

## Language too directly implies style

*“We don’t want to impose an absolute style”*

*“Architects need to create vitality and individual expression of unique buildings”*

*“How do we allow for innovation?”*

**b. Gable Roof Type**  
1. Description: A pitched roof with two sides meeting at a single ridge beam.  
2. Story Equivalent: 0.5 story  
3. Roof Pitch: Min pitch = 0.32, Max pitch = 14.32

**c. Low Gable Roof Type**  
1. Description: A pitched roof with two sides meeting at a single ridge beam.  
2. Story Equivalent: 0 story  
3. Roof Pitch: Min pitch = 5.12, Max pitch = 6.32

**d. Hipped Roof Type**  
1. Description: A roof that is pitched on all sides meeting in a single point or ridge beam.  
2. Story Equivalent: 0.5 story  
3. Roof Pitch: Min pitch = 6.32, Max pitch = 12.32

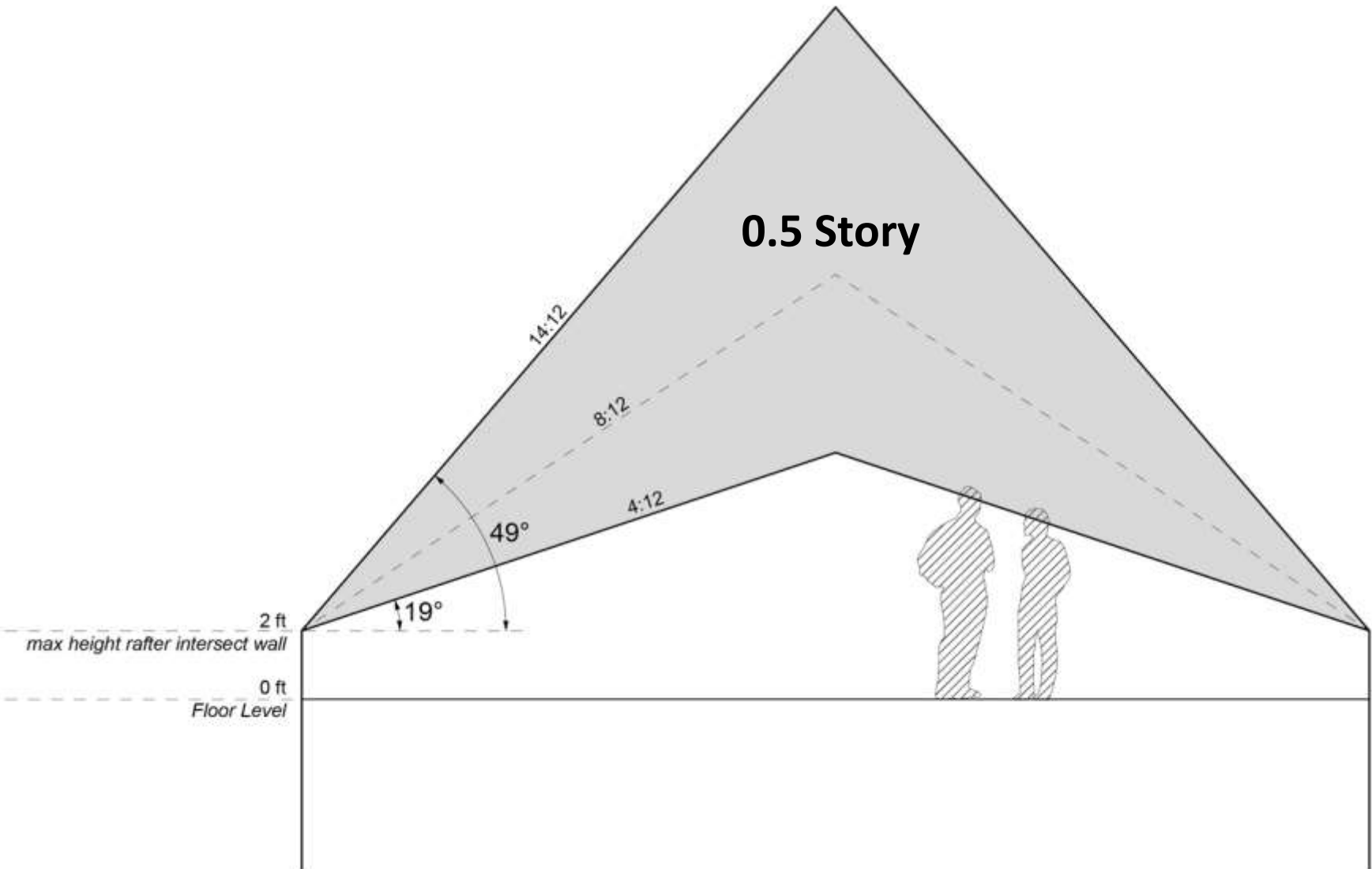
**e. Two-Stage Roof Type**  
1. Description: A complex pitched roof consisting of a shallow sloped upper portion and a steeper sloped lower portion, meeting either in a single ridge beam (like a gambrel roof) or a single point (like a streambed roof).  
2. The vertical at which slope changes must be at least 6 ft but no more than 12 ft higher than the building eaves.  
3. Description: A roof formed by one side, one or more, or none.  
4. Story Equivalent: 1 story  
5. The vertical of the slope of the roof may be no more than 6 ft higher than the building eaves.  
6. Flat Roof Type  
1. Description: A roof with almost no pitch and no central ridge.  
7. Story Equivalent: 0.5 story  
8. The vertical of the slope of the roof may be no more than 6 ft higher than the building eaves.  
9. Roofing Materials  
The following 6 types of roof materials are exempt up to a level of 2 feet. If exceeded or if not exempted by paragraph 9, the vertical spacing between the roof and the structure must be:  
a. Flat roofed: rubble, masonry, and other non-wood construction

**f. Story Equivalent: 1 story**  
1. Roof Pitch: Upper slope min pitch = 1.32, Max pitch = 9.32, lower slope: Min pitch = 8.32, Max pitch = 10.32

**g. Story Equivalent: 0 story**  
1. Roof Pitch: Min pitch = 5.12, Max pitch = 6.32

## Solution B

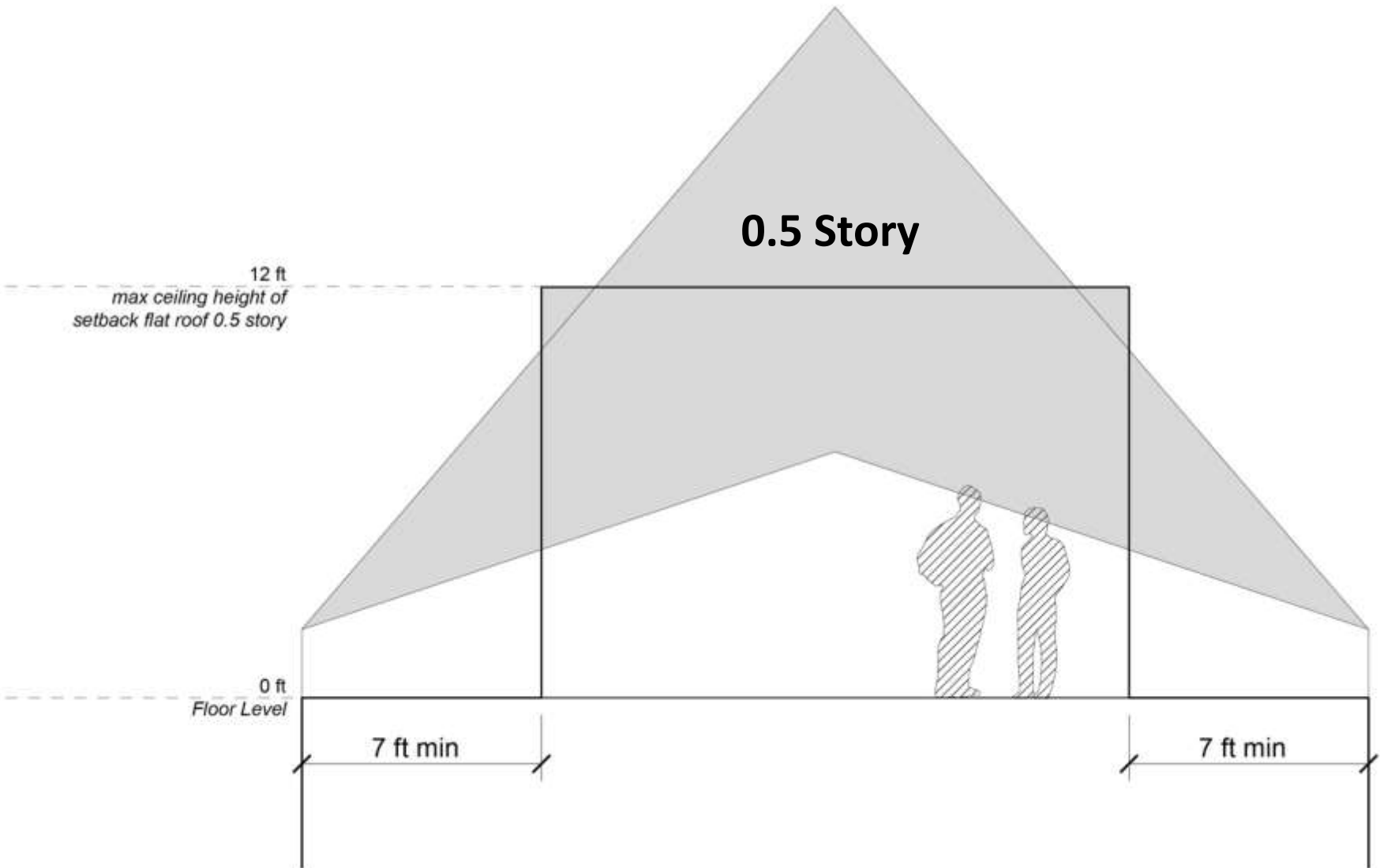
Modify regulations so that they allow for a variety of design styles





## Solution B

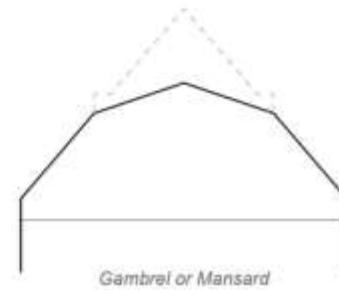
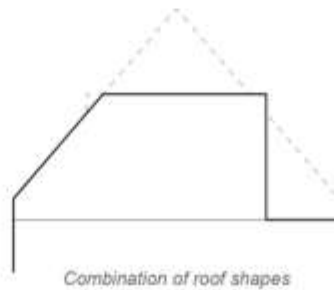
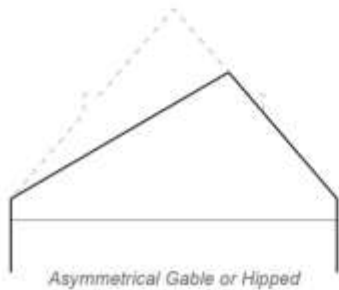
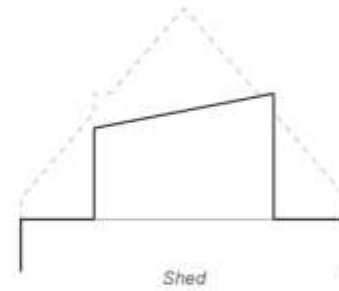
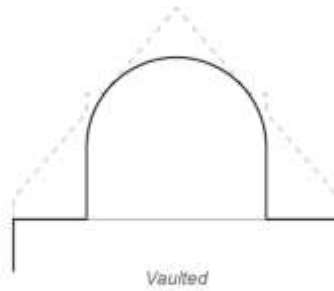
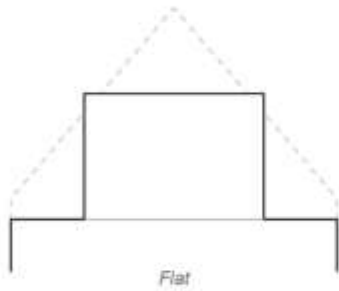
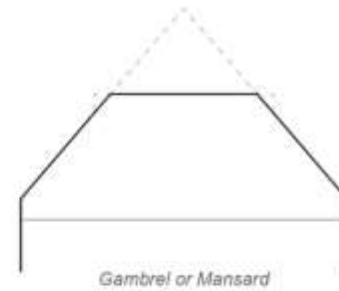
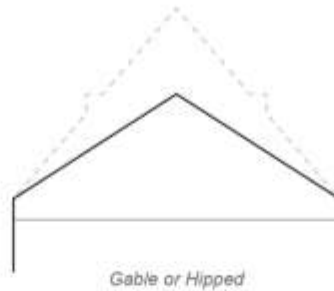
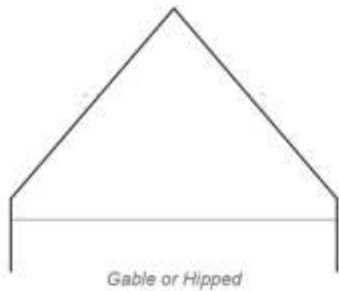
Modify regulations so that they allow for a variety of design styles



# Solution B

Modify regulations so that they allow for a variety of design styles

## A few design options for 0.5 story:

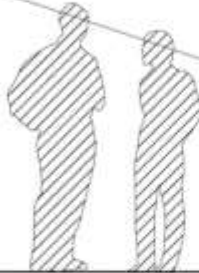


# Solution B

Modify regulations so that they allow for a variety of design styles

**1 Story**

0 ft  
Floor Level



Solution B  
Building Components should be named generically

*Turret* →  
*Corner Bay*  
*Window*



## Problem C

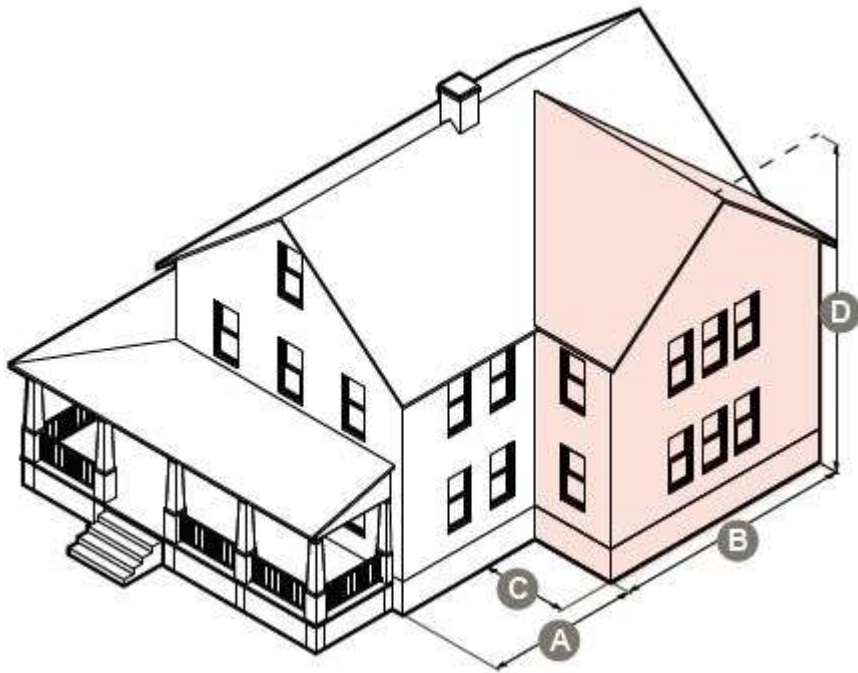
Building Type footprint increase allowed by special permit

<b>Building Type</b>	<b>By-Right Building Footprint Max. Square Feet</b>	<b>Special Permit Building Footprint Max. Square Feet</b>
A	2,400	3,000
B	1,400	2,000
C	1,200	1,800
D	3,500	4,000
Two-unit	2,000	2,200
3-Unit	1,600	1,800
Townhouse Section	1,500	1,800
4-8 Unit	2,500	N/A

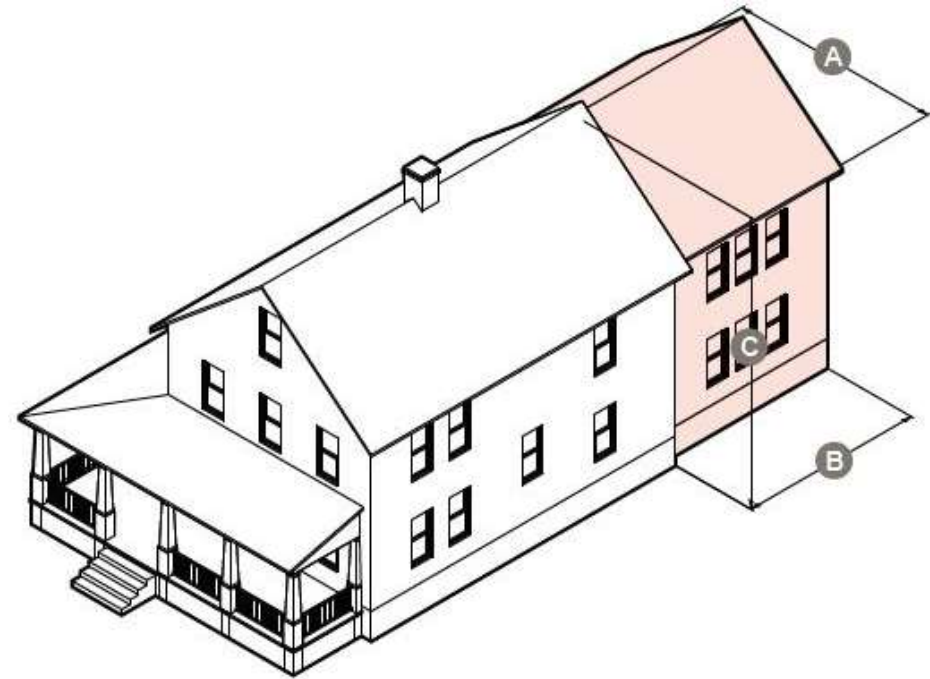


## Solution C

Remove Building Type footprint increases by Special Permit and add new Building Components that allow for similar flexibility



Side Wing



Rear Addition

# Discussion: Building Components



# Next Steps & Schedule



# Next Steps

5/27 - Office Hours

6/1 at ZAP - Building Component Standards & Case Studies

6/8 at ZAP - Office Hours

## Homework

Will be provided in the next ZAP memo



Thank You!

